

EAST MARKET AT FAIR LAKES

PCA/CDPA/FDPA

NOTES:

A. GENERAL NOTES

- THE PROPERTIES DELINEATED ON THIS PCA/CDPA/FDPA, HEREFTER REFERRED TO AS EAST MARKET AT FAIR LAKES, CONSIST OF 34.1± ACRES FROM TAX MAP #55-2-(11) PARCEL 15 (GOVERNMENT CENTER LANDBAY "A") AND 1.4± ACRES FROM A PORTION OF TAX MAP #55-2-(11) PARCEL 14B1, TOTALING 35.5± ACRES.
- EAST MARKET AT FAIR LAKES IS NOW IN THE NAMES OF:
PARCEL 15:
COUNTY OF FAIRFAX BOARD OF SUPERVISORS, SUITE 533, 12000 GOVERNMENT CENTER PARKWAY, FAIRFAX, VA 22035
PARCEL 14B1:
FAIR LAKES ASSOCIATES L.C., 12500 FAIR LAKES CIRCLE, SUITE 400, FAIRFAX, VA 22033.
AGENT FOR BOTH PARCELS 15 & 14B1: THE PETERSON COMPANIES L.C., C/O MR. JEFF Saxe, 12500 FAIR LAKES CIRCLE, SUITE 400, FAIRFAX, VA 22033.
- THE TOPOGRAPHY SHOWN HEREON IS BY AIR SURVEY CORPORATION AND THE CONTOUR INTERVAL IS TWO (2) FEET.
- A. BASED ON FIELD SURVEYS OF THE PROPERTY, THERE IS NO EVIDENCE OF ANY GRAVE OR ANY OTHER OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL LOCATED ON THE SITE.
B. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING STRUCTURES ON THE SITE.
- EXCEPT FOR THOSE HAZARDS PREVIOUSLY IDENTIFIED BY THE CURRENT LANDOWNER (FAIRFAX COUNTY), TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO OTHER HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
- THIS PLAN ADHERES TO THE RELATIONSHIPS AND CONCEPTS PROPOSED IN THE COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
- THE APPLICANT INTENDS TO BEGIN CONSTRUCTION OF THE PROPOSED SHOPPING CENTER AND MULTI-FAMILY USES AS SOON AS THE REQUIRED COUNTY APPROVALS AND PERMITS ARE ISSUED. THE APPLICANT RESERVES THE RIGHT TO PHASE DEVELOPMENT AS APPROPRIATE FOR MARKETING, DESIGN, ENGINEERING AND CONSTRUCTION.

B. TRANSPORTATION AND PARKING

- ALL PROPOSED INTERNAL ROADS AND TRAVEL LANES WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS/EGRESS EASEMENTS AND WILL BE MAINTAINED BY THE PROPERTY OWNERS.
- ALL DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE AS SCALED. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS IN ACCORDANCE WITH SECTION 16-403, PARAGRAPH 4. BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN, THERE MAY BE MINOR MODIFICATIONS TO PARKING LOCATIONS AND QUANTITIES AS PRESENTED ON THE PLAN AND SITE TABULATION.

C. UTILITIES

- STORM SEWER: DETAILED STORM DESIGN WILL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING/ STORM DRAINAGE OUTFALLS FLOW INTO EXISTING 100-YEAR FLOODPLAIN PROVIDING ADEQUATE OUTFALL.
- SANITARY SEWER: PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
- WATER: PUBLIC WATER SERVICE TO THE SITES SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY THE FAIRFAX COUNTY WATER AUTHORITY (FCWA). DETAILED SERVICE TO THE INDIVIDUAL LAND BAYS AND BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.

D. STORMWATER MANAGEMENT (SWM), FLOODPLAINS AND EQC

- SWM WILL BE PROVIDED BY A COMBINATION OF DRY PONDS THAT INCLUDES THE EXISTING LOWER POND AND PROPOSED FUTURE UPPER POND AS SHOWN ON THIS PLAN. THE ULTIMATE SIZE OF THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) FACILITY(S) WILL BE DESIGNED IN COORDINATION WITH DPW&S TO BE DETERMINED BY FINAL ENGINEERING. THE FACILITIES ARE TO BE DESIGNED TO PROVIDE BMP AND SWM FOR EAST MARKET AT FAIR LAKES, THE FAIR LAKES SITE (EAST OF WEST OX ROAD) AND THE GOVERNMENT PROPERTIES (SOUTH OF I-66) ALL WITHIN THE DRAINAGE SHED SUBJECT TO THE APPROVAL OF DPW&S. RELEVANT APPROVED STUDIES AND PLANS INCLUDE: 7202-PP-02-4, 7202-WQ-01-3, 7202-DS-01-2 AND 7202-PA-01-3.
- THE FLOODPLAIN DELINEATED REPRESENTS THE ACTUAL 100-YEAR WATER SURFACE IN ACCORDANCE WITH DETAILED FLOODPLAIN STUDIES PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC.
- THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) REFLECTED ON THE CDPA/FDPA REPRESENTS THE APPROVED EQC PER "APPROVED 2002 FDPA" APPROVAL OF THIS PCA/CDPA/FDPA SHALL CONSTITUTE ACCEPTANCE OF THE EQC LIMITS AS SHOWN WITH ONLY THOSE ENCROACHMENTS AS PROVIDED IN PARAGRAPH F.1., BELOW.
- MINIMUM NECESSARY ENCROACHMENTS SHALL BE PERMITTED INTO THE RPA AND EQC FOR STORM DRAINAGE AND SANITARY OUTFALLS. THE LOCATIONS ARE TO BE DETERMINED WITH FINAL ENGINEERING AND THE PERMISSION OF THE DPW&S.

E. PROPOSED USES, PLAN FEATURES AND DESIGN FLEXIBILITY

- A. PROPOSED USES FOR EAST MARKET AT FAIR LAKES- THE PRIMARY USES OF THE BUILDINGS AS DEPICTED ON THE PCA/CDPA/FDPA SHALL BE RETAIL SALES (S-1, S-2, AND S-3) AND MULTI-FAMILY RESIDENTIAL (R-1 AND R-2). HOWEVER OTHER PRINCIPAL AND SECONDARY USES, AS ALLOWED UNDER THE PDC DISTRICT AND AS LIMITED IN E.I.B., MAY ALSO BE ESTABLISHED PROVIDED THAT THE TOTAL GROSS SQUARE FOOTAGE DEVOTED TO SECONDARY USES DOES NOT EXCEED 25% OF THE PERMITTED GROSS FLOOR AREA OF ALL PRINCIPAL USES.
B. IT IS UNDERSTOOD THAT THE FOLLOWING USES MAY BE PROVIDED IN BUILDINGS S-1, S-2, AND S-3 IN ADDITION TO THE SPECIFIC USES STATED IN E. 1.A: BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS.
ACCESSORY USES:
ACCESSORY SERVICE USES.
COMMERCIAL RECREATION USES:
- BILLIARD AND POOL HALLS.
- COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS.
- HEALTH CLUBS.
- SKATING FACILITIES.
- ANY OTHER SIMILAR COMMERCIAL RECREATION USE.
COMMUNITY USES. EATING ESTABLISHMENTS. FAST FOOD RESTAURANTS. FINANCIAL INSTITUTIONS. GARMENT CLEANING ESTABLISHMENTS.
INSTITUTIONAL USES (GROUP 3). LIGHT PUBLIC UTILITY USES (CATEGORY 1).
OFFICES. PERSONAL SERVICE ESTABLISHMENTS. PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS.
PUBLIC USES. QUICK SERVICE FOOD STORES. REPAIR SERVICE ESTABLISHMENTS. RETAIL SALES ESTABLISHMENTS.
- C. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE PROPOSED SITE GEOMETRY, GRADING AND UTILITIES LAYOUT AND/OR ADD RETAINING WALLS BASED UPON FINAL ENGINEERING AS LONG AS THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
D. THE APPLICANT RESERVES THE RIGHT TO MODIFY BUILDING GROSS SQUARE FOOTAGE (GSF) THROUGHOUT THE SITE BETWEEN SHOPPING CENTER AND MULTI-FAMILY USES (SUBJECT TO THE RANGES ESTABLISHED BELOW), PROVIDED THAT THE MODIFICATION IS IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE TOTAL APPROVED GROSS SQUARE FOOTAGE AND BUILDING HEIGHTS ARE NOT EXCEEDED AND, THE MINIMUM OPEN SPACE AND PERIPHERAL DIMENSIONS FROM THE LOT LINES ARE NOT REDUCED.
S1, S2, AND S3 MIN. 60,000 SQ. FT. MAX. 120,000 SQ. FT.
R1 MIN. 200,000 SQ. FT., 150 DUS MAX. 290,000 SQ. FT., 240 DUS
R2 MIN. 300,000 SQ. FT., 150 DUS MAX. 400,000 SQ. FT., 210 DUS
- E. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE OPTIONAL PARKING SPACES PRESENTED HEREON AND MAKE MINOR MODIFICATIONS TO THE LAYOUTS. THESE MINOR MODIFICATIONS SHALL BE ALLOWED TO ACCOMMODATE FINAL SITE DESIGN AND ENGINEERING.
- F. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THE MINIMUM COUNTY REQUIREMENT AND PROVIDE IT WITHIN THE FOOTPRINTS SHOWN ON THE CDPA/FDPA. THE INTERIM PARKING SHOWN ON SHEET 2 IS NOT INCLUDED IN THE PARKING REQUIREMENT.
- G. OTHER THAN THE EQC, AND THE TREE SAVE AREA AS IDENTIFIED ON THE CDPA/FDPA, THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
- H. THE TRAILS SYSTEM, POOL AND SPORT COURTS, COMMON COURTYARDS AND TOT LOT ARE PLANNED AS SPECIAL AMENITIES FOR THE SITE.

REVISING FOR PART OF

PARCEL 14B1:

PCA 82-P-069-06

FDPA 82-P-069-14-02

FDPA 82-P-069-06-06

NOTE: ALL OF THESE

DOCUMENTS ARE HEREAFTER

REFERRED TO AS

"FAIR LAKES APPLICATION".

REVISING FOR PART OF

PARCEL 15:

PCA 86-W-001-08

PCA 86-W-001-09

CDPA 86-W-001-03

FDPA 86-W-001-05-02-01

NOTE: ALL OF THESE

DOCUMENTS ARE HEREAFTER

REFERRED TO AS

"GOVERNMENT CENTER APPLICATION".

REVISING FOR PART OF

PARCEL 15:

PCA 86-P-089-05

FDPA 86-P-089-02

SHEET LIST:

SHEET 1: COVER SHEET

SHEET 2: PCA/CDPA/FDPA

SHEET 3: PCA/CDPA/FDPA

SHEET 4: PCA/CDPA/FDPA

SHEET 5: PCA/CDPA/FDPA

SHEET 6: LANDSCAPE PLAN

SHEET 7: LANDSCAPE PLAN

SHEET 8: LANDSCAPE PLAN

SHEET 9: LANDSCAPE DETAILS

SHEET 10: LANDSCAPE DETAILS

SHEET 11: LANDSCAPE DETAILS

SHEET 12: LANDSCAPE DETAILS

SHEET 13: LANDSCAPE DETAILS

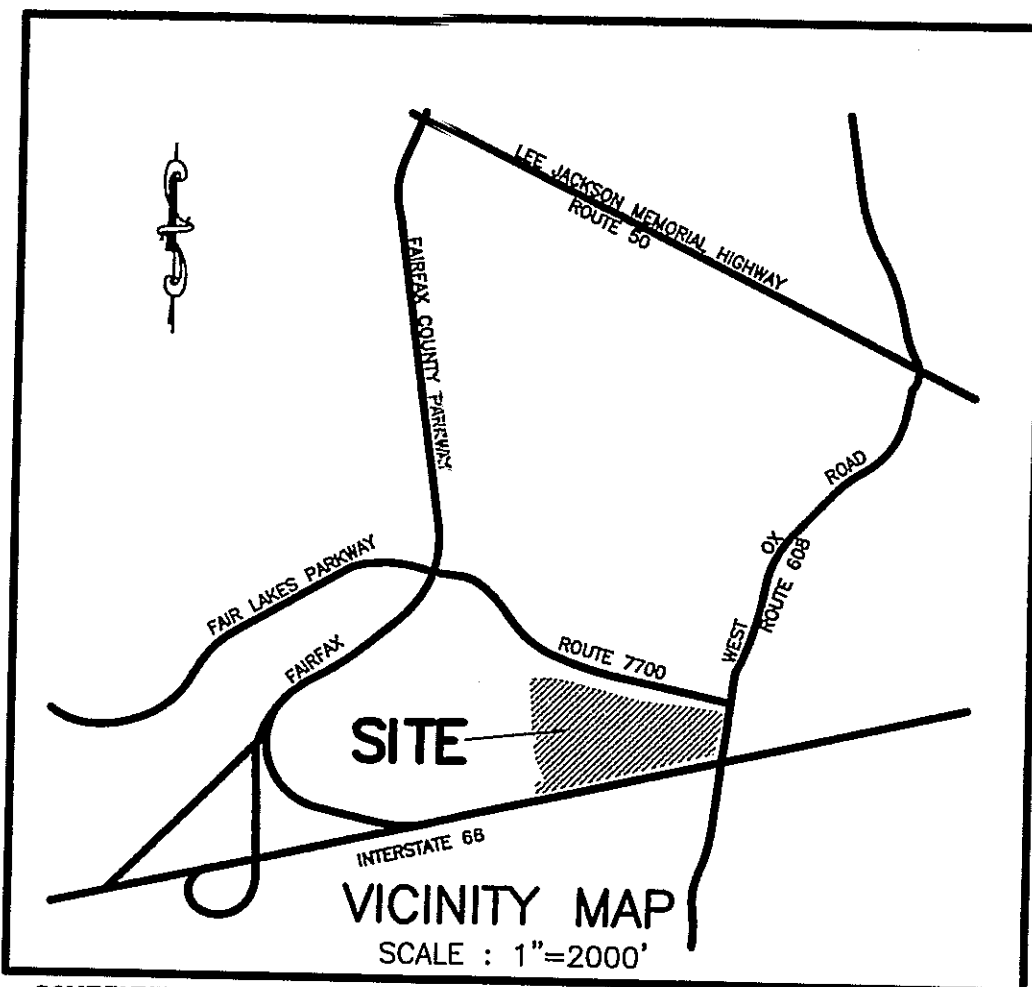
SHEET 14: LANDSCAPE SECTIONS

SHEET 15: ALTERNATE LAYOUTS

SHEET 16: ARCH. ELEVATIONS

SHEET 17: ARCH. ELEVATIONS

SHEET 18: ARCH. ELEVATIONS



E. CONTINUED

- WETLAND LIMITS SHOWN HEREON ARE BASED ON A WETLAND DELINEATION BY OTHERS. WETLAND PERMITS FOR THIS PROJECT WILL BE PREPARED AND OBTAINED BY OTHERS.
- THE APPLICANT RESERVES THE RIGHT TO PROVIDE GAZEBOS, STREET FURNITURE, DUMPSTERS, SECURITY FENCES AND ENTRY GATES BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN IN ACCORDANCE WITH ALL OTHER CODES AND ORDINANCES. ANY ENTRY GATES WILL BE RECESSED SO AS NOT TO IMPED E TRAFFIC.
- SIGN LOCATIONS SHOWN ARE GOVERNED BY THE COMPREHENSIVE SIGN PLAN THAT EXISTS WITH THIS PROPERTY, OR AS MAY BE REVISED BY A COMPREHENSIVE SIGN AMENDMENT.
- SITE LIGHTING IS PROPOSED FOR ALL PARKING AREAS IN ADDITION TO SELECT AREAS OF THE SITE. SITE LIGHTING SHALL CONFORM WITH ALL APPLICABLE ORDINANCES.
- THIS SITE SHALL BE DESIGNED IN ACCORDANCE WITH THE FAIRFAX CENTER AREA (PCA) DESIGN GUIDELINES WITH RESPECT TO ARCHITECTURAL CHARACTER. TREE PRESERVATION WILL BE PROVIDED IN THE EQC AND ELSEWHERE PER THE CDP/FDP. TREE PLANTINGS, STREET SCAPE, SITE LIGHTING AND OUTDOOR FURNITURE WILL CONFORM WITH PCA GUIDELINES.
- AFFORDABLE DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE (F.C.Z.O.) AND THE FINAL NUMBER OF ADU'S HEREIN MAY BE MODIFIED IN ACCORDANCE WITH THE F.C.Z.O.
- IF AN AMENDMENT TO ANY PORTION OF THESE FDPA'S BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.
- THE NUMBER OF RESIDENTIAL UNITS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AS LONG AS THE FAR LIMITS IN NOTE E.1.D. ARE MET. BUILDING R-1 IS INTENDED TO BE EITHER: a.) A 4-STORY ELEVATOR MULTI-FAMILY BLDG. AND THUS NOT SUBJECT TO THE ADU ORDINANCE, IF ZONED BY 01/31/2004 OR b.) A 7-10 STORY ELEVATOR MULTI-FAMILY BUILDING WHICH WILL NOT BE SUBJECT TO THE ADU ORDINANCE. BUILDINGS R-2 ARE MULTI-FAMILY NON-ELEVATOR BLDGS. AND 6.25% OF THE UNITS IN R-2 WILL BE ADU'S.

F. WAIVERS AND LANDSCAPING

- THE LIMITS OF CLEARING AND GRADING SHOWN ON THE FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) SHALL BE THE TREE SAVE AREA. MINOR DEVIATIONS FROM THE LIMITS SHOWN ON THE FDPA MAY BE PERMITTED DURING SITE PLAN REVIEW IN ACCORDANCE WITH ARTICLE 16, PART 4, SECTION 16-403.
- TO THE BEST OF OUR BELIEF, THIS DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED BELOW. THE APPLICANT HEREBY REQUESTS THE FOLLOWING WAIVERS AND MODIFICATIONS:
A. A WAIVER OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF F.C.Z.O. SECTION 13-104.4 AND 13-304.1. JUSTIFICATION OF THIS WAIVER IS THE USE ACROSS INTERSTATE 66 IS A FAIRFAX COUNTY LANDFILL AND SOME PRESERVATION OF EXISTING VEGETATION AND A SOUND WALL IS PROPOSED.
B. A WAIVER OF THE 75 FOOT SETBACK REQUIREMENT FOR COMMERCIAL BLDGS. FROM I-66 IN ACCORDANCE WITH F.C.Z.O. SECTION 2-414.1.B.
C. THIS APPLICANT WILL REQUEST THAT THE COUNTY STAFF APPROVE A WAIVER/MODIFICATION OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL TO ALLOW A REGIONAL STORM WATER MANAGEMENT FACILITY IN A RESOURCE PROTECTION AREA. THE FINAL DESIGN AND ENGINEERING OF THE PROPOSED REGIONAL STORM WATER MANAGEMENT FACILITY WILL REMAIN SUBJECT TO THE REVIEW AND APPROVAL OF DPW & ES. THESE WAIVERS WILL BE PURSUED AT THE SITE PLAN STAGE.
D. THIS APPLICANT WILL REQUEST THAT THE COUNTY STAFF APPROVE A WAIVER OF THE COUNTY COMPREHENSIVE TRAILS PLAN TO WAIVE COMPREHENSIVE TRAILS PLAN TO WAIVE THE REQUIREMENT FOR A STREAM VALLEY TRAIL FOR THIS SITE AND ALLOW THE EXISTING TRAIL ALONG THE WEST SIDE OF WEST OX ROAD TO FULFILL THE COMPREHENSIVE TRAIL REQUIREMENT FOR THAT LOCATION.
E. A WAIVER/ MODIFICATION OF F.C.Z.O. SECTION 2-414.1.A TO PERMIT A REDUCTION OF THE SETBACK REQUIREMENT FOR RESIDENTIAL UNITS ALONG INTERSTATE 66. JUSTIFICATION IS BASED ON THE TOPOGRAPHY, PRESENCE OF EXISTING VEGETATION AND A PROPOSED SOUND WALL.
F. A MODIFICATION OF F.C.Z.O. SECTION 11-200 TO MODIFY THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY DEVELOPMENTS. JUSTIFICATION IS BASED ON THE TYPE OF MULTI-FAMILY UNITS PROPOSED WITH THIS PLAN AND THE GEOMETRIC LAYOUT NOT WARRANTING FORMAL LOADING SPACES FOR R-2, AND THE NEED FOR ONLY 2 LOADING SPACES IN R-1.
G. A WAIVER OF F.C.Z.O. SECTION 10-104 TO INCREASE THE ALLOWABLE HEIGHT FOR A NOISE WALL IN THE FRONT YARD.

OVERALL DENSITY TABULATIONS (5)

AREA SUBJECT TO THIS PCA/CDPA/FDPA

35.5± AC

TOTAL GROSS SQUARE FOOTAGE APPROVED ON PREVIOUS FDPA FOR LAND BAY "A" 667,926 GSF (1)

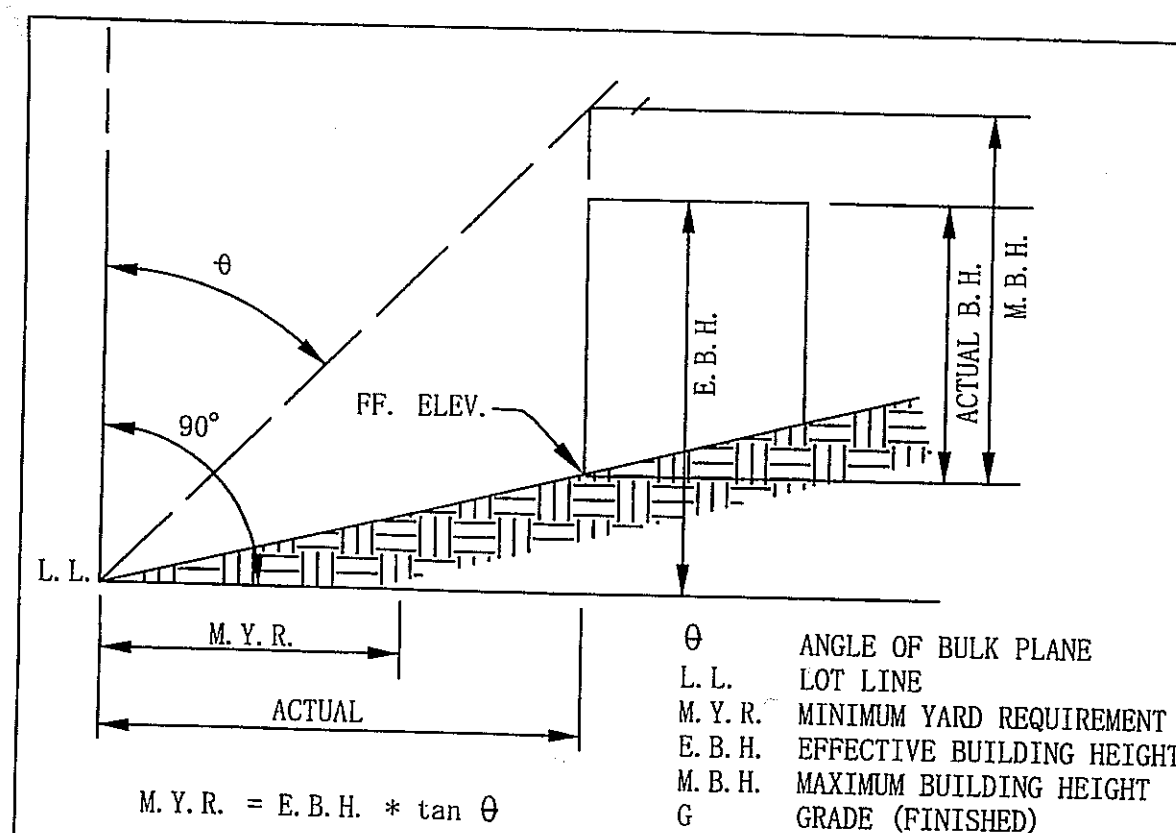
TOTAL GROSS SQUARE FOOTAGE PROPOSED WITHOUT ADU'S FOR LAND BAY "A" 667,926 GSF (1)

TOTAL GROSS SQUARE FOOTAGE PROPOSED INCLUDING ADU'S FOR LAND BAY "A" 690,790 GSF (1)

LAND BAY "A"		
	GSF	GSF
	WITHOUT ADU'S	INCLUDING ADU'S
S1, S2, S3	82,000 GSF (2)	82,000 GSF (2)
R-1	238,626 GSF (2)	238,626 GSF (2)
R-2	347,300 GSF (2)	370,164 GSF (2)
TOTALS	667,926 GSF	690,790 GSF

TOTAL FAR APPROVED ON PREVIOUS FDPA FOR LAND BAY "A" 667,926 GSF (1)
TOTAL FAR PROPOSED BEFORE ADU'S FOR SUBJECT PROPERTY 667,926 GSF (1)
PROPOSED RESIDENTIAL DENSITY W/O ADU'S 11.8 DU/AC (2), (3), (4)
PROPOSED RESIDENTIAL DENSITY WITH ADU'S 11.8 DU/AC (2), (3), (4)
MAX. BUILDING HEIGHT ALLOWED 49'
OPEN SPACE REQUIRED 15% (5.12 AC) (4)
OPEN SPACE PROPOSED 40% (13.64 AC) (4)
TREE COVER REQUIRED 10%
TREE COVER PROVIDED MIN. 10%

- INCLUDE 25,000 GSF REALLOCATION FROM LANDBAY C.
- SEE NOTE E.1.D REGARDING GSF TRANSFER BETWEEN BUILDINGS AND USES.
- DENSITY CALCULATED ON PARCEL 15 ACREAGE OF 34.1 AC ONLY.
- OPEN SPACE AND TREE COVER CALCULATED ON PARCEL 15 ACREAGE OF 34.1 ACRES.
- SUBJECT TO CHANGE IN ACCORDANCE WITH NOTE E.1.D.



DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

SECTION	BLDG.	REQ'D	ACTUAL	APPROX. LL. ELEV.	MYR. **	ACTUAL YARD	EBH	ACTUAL B.H.	APPROX. FF. ELEV.
A	R-1	**	20	405'	**	29'	80'	75'	410'
B	S-1	**	37	407'	**	39'	52'	49'	410'
C	S-1	**	39	426'	**	28'	34'	49'	409'
D	P-1	**	69	410'	**	79'	31'	32'	409'
E	R-2	**	61	411'	**	93'	51'	49'	413'
F	R-2	**	58	412'	**	86'	57'	49'	420'
G	R-2	**	44	430'	**	40' MIN.	53'	49'	444'
H	R-2	**	37	440'	**	40' MIN.	43'	49'	426'
I	R-2	**	42	432'	**	40' MIN.	47'	49'	408'
J	R-2	**	40	410'	**	40' MIN.	47'	49'	408'

** PER PLAN

HISTORICAL TABULATIONS

APPROVED OVERALL AREA TABULATION
FOR GOVERNMENT CENTER (INCLUDES PARCEL 15)

EXISTING ZONING	PDC
TOTAL AREA SUBJECT TO CDPA/FDPA (CDPA 86W-001-1 AND FDPA 87W-040-1)	217.6 AC
TOTAL FAR APPROVED	0.33506

APPROVED OVERALL AREA TABULATION
FOR FAIR LAKES LANDBAY V-B3 (INCLUDES THE PORTION OF PARCEL 14B1 INCLUDED IN THIS APPLICATION)

EXISTING ZONING	PDC
TOTAL AREA SUBJECT TO PCA/FDPA (PCA 82-P-069-8, FDPA 82-P-069-14-2 AND FDPA 82-P-069-6-6)	15.79 AC
TOTAL FAR APPROVED	0.58

PCA 86-W-001-08
FDPA 86-W-001-05-02-01

Application No. 1-23-04

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (GP) (KDP)

SEE PROFFERS DATED 1-23-04

Date of (PDC) (PC) approval 1-26-04

Sheet 1 of 18

PARKING TABULATIONS

TOTAL PARKING REQUIRED	
SHOPPING CENTER	
S-1, S-2, S-3	348
R-1	304
R-2	336
TOTAL	988 SPACES REQ'D

* TOTAL PARKING PROVIDED	
S-1, S-2, S-3	348 MIN.
R-1	304 MIN.
R-2	488 MIN.
TOTAL	1,134 SPACES (MIN.)
* SEE NOTE E.1.F REGARDING EXCESS PARKING	

LOADING SPACES	
REQUIRED	PROVIDED
S-1, S-2, S-3	5
R-1 & R-2	5
TOTALS	10
	7

Department of Planning & Zoning
JAN 9 9 2004
Zoning Evaluation Division

REVISIONS	
7/15/03	1"=50' SCALE REV.
7/31/03	FIRST COMMENTS
8/25/03	COUNTY COMMENTS
10/10/03	COUNTY COMMENTS
10/21/03	COUNTY COMMENTS
11/10/03	REVISION
12/1/03	REVISED SET
12/9/03	REVISED SET
12/15/03	REVISED SET
12/31/03	REVISED SET

SURVEY	WHGA
DESIGN	K. BURCHARD
DRAWN	J.T.WILLIAMS
CHECKED	R. WALKER

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 20151
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE JUNE 2003

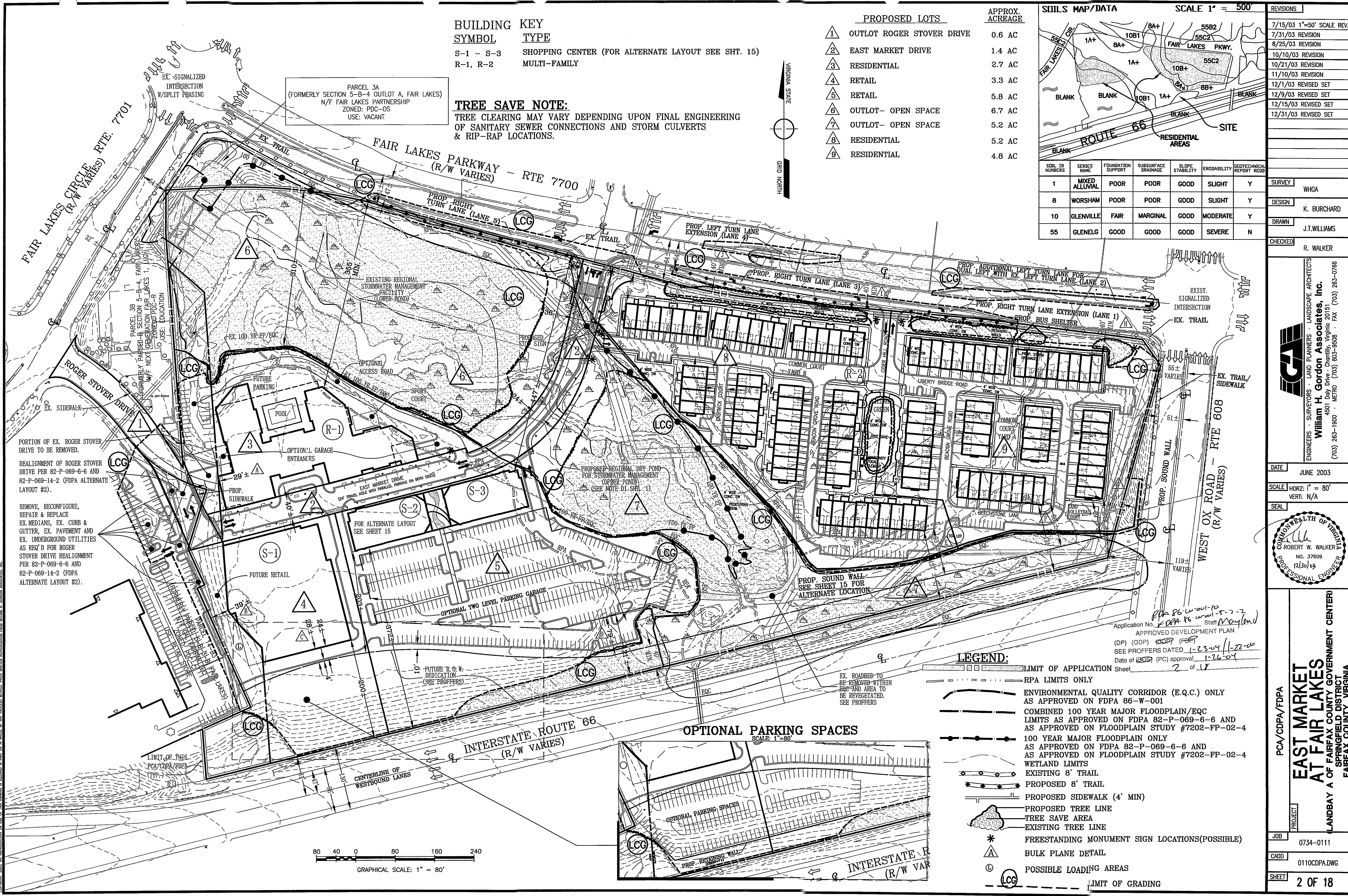
SCALE HORIZ: N/A

VERT: N/A

SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
12/30/03
PROFESSIONAL ENGINEER

COVER SHEET
PROJECT
EAST MARKET AT FAIR LAKES
(LANDBAY A FAIRFAX COUNTY GOVERNMENT CENTER)
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB 0734-0111
CADD 0111CS.DWG
SHEET 1 OF 18



BUILDING KEY	
SYMBOL	TYPE
S-1 - S-3	SHOPPING CENTER (FOR ALTERNATE LAYOUT SEE SHT. 15)
R-1, R-2	MULTI-FAMILY

TREE SAVE NOTE:
TREE CLEARING MAY VARY DEPENDING UPON FINAL ENGINEERING OF SANITARY SEWER CONNECTIONS AND STORM CULVERTS & RIP-RAP LOCATIONS.

PROPOSED LOTS		APPROX. ACREAGE
1	OUTLOT ROGER STOVER DRIVE	0.6 AC
2	EAST MARKET DRIVE	1.4 AC
3	RESIDENTIAL	2.7 AC
4	RETAIL	3.3 AC
5	RETAIL	5.8 AC
6	OUTLOT- OPEN SPACE	6.7 AC
7	OUTLOT- OPEN SPACE	5.2 AC
8	RESIDENTIAL	5.2 AC
9	RESIDENTIAL	4.8 AC

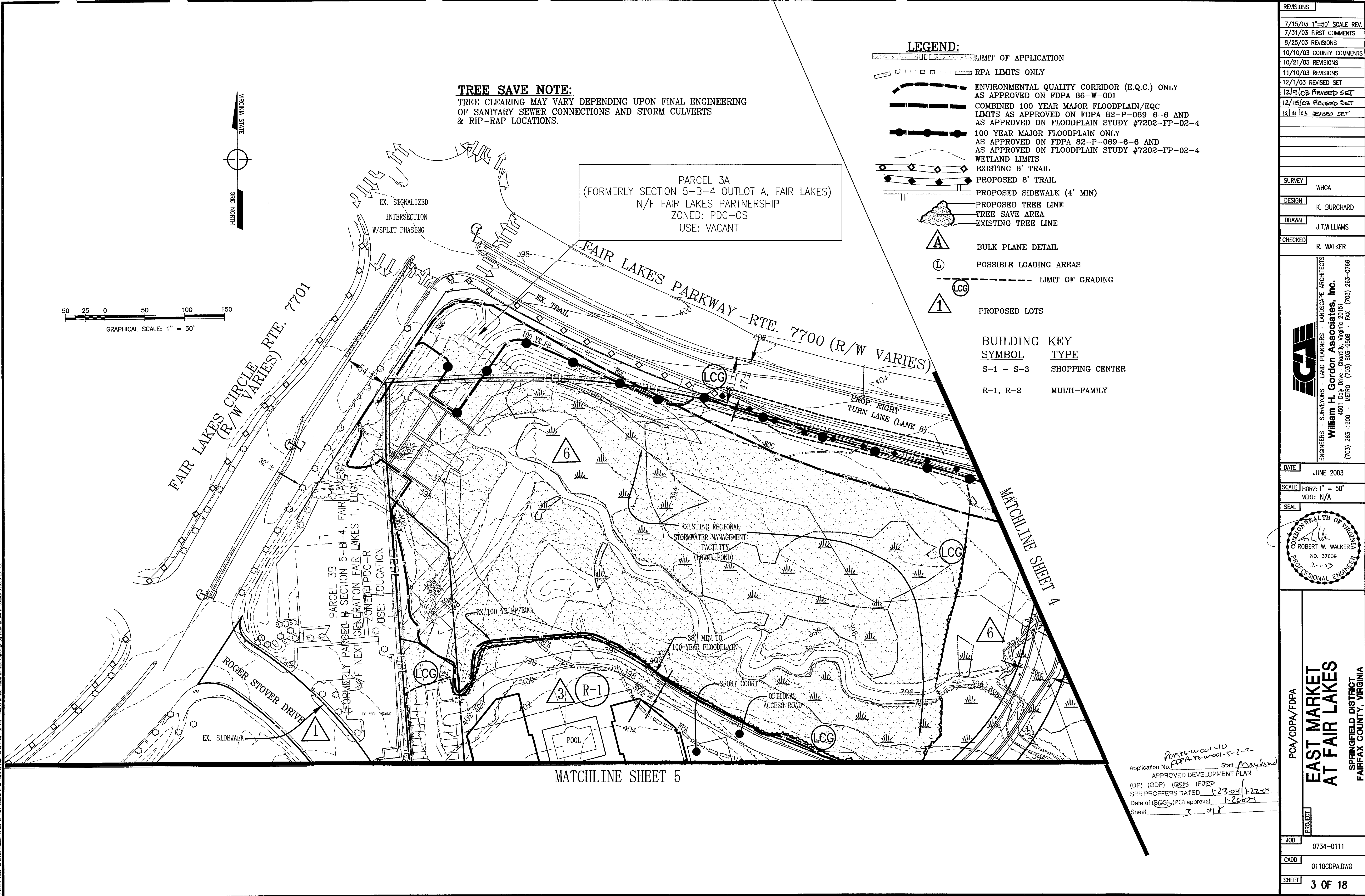
SOILS MAP/DATA		SCALE 1" = 500'	
1	MIXED ALLUVIAL	POOR	POOR
8	WORSHAM	POOR	POOR
10	GLENVILLE	FAIR	MARGINAL
55	GLENELG	GOOD	GOOD

REVISIONS	
7/15/03	1"=50' SCALE REV.
7/31/03	REVISION
8/25/03	REVISION
10/10/03	REVISION
10/21/03	REVISION
11/10/03	REVISION
12/1/03	REVISED SET
12/9/03	REVISED SET
12/15/03	REVISED SET
12/31/03	REVISED SET

SURVEY	WHGA
DESIGN	K. BURCHARD
DRAWN	J.T.WILLIAMS
CHECKED	R. WALKER

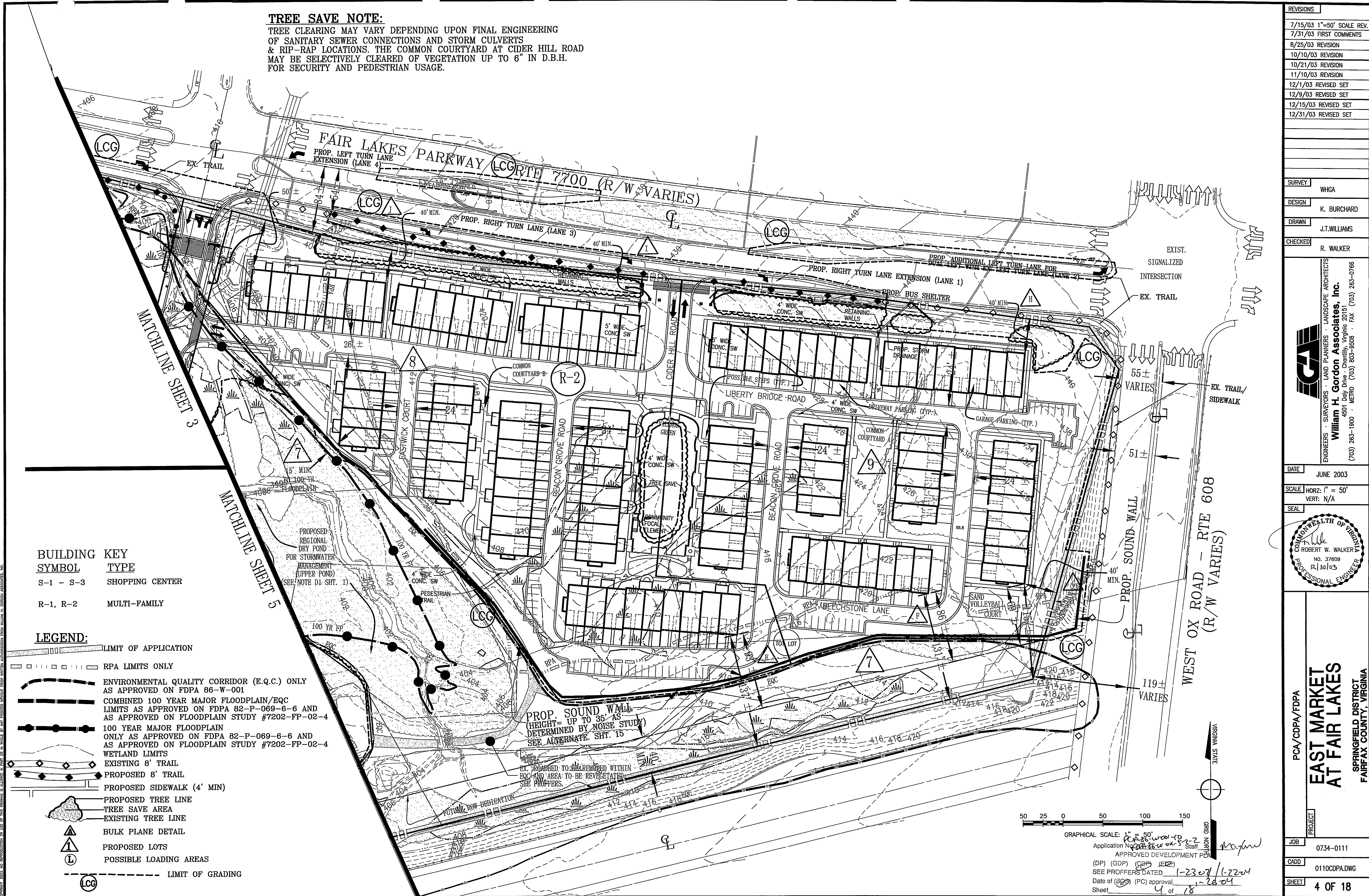
DATE	JUNE 2003
SCALE	HORIZ: 1" = 80'
VERT: N/A	
SEAL	

PROJECT	EAST MARKET DRIVE AT FAIR LAKES
LAND	LANDBAY A OF FAIRFAX COUNTY GOVERNMENT CENTER
DISTRICT	SPRINGFIELD DISTRICT
COUNTY	FAIRFAX COUNTY, VIRGINIA
JOB	0734-0111
CADD	0110CDPA.DWG
SHEET	2 OF 18



TREE SAVE NOTE:

TREE CLEARING MAY VARY DEPENDING UPON FINAL ENGINEERING OF SANITARY SEWER CONNECTIONS AND STORM CULVERTS & RIP-RAP LOCATIONS. THE COMMON COURTYARD AT CIDER HILL ROAD MAY BE SELECTIVELY CLEARED OF VEGETATION UP TO 6" IN D.B.H. FOR SECURITY AND PEDESTRIAN USAGE.



REVISIONS	
7/15/03	1"=50' SCALE REV.
7/31/03	FIRST COMMENTS
8/25/03	REVISION
10/10/03	REVISION
10/21/03	REVISION
11/10/03	REVISION
12/1/03	REVISED SET
12/9/03	REVISED SET
12/15/03	REVISED SET
12/31/03	REVISED SET

SURVEY	WHGA
DESIGN	K. BURCHARD
DRAWN	J.T. WILLIAMS
CHECKED	R. WALKER

ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
 4501 Daily Drive - Chantilly, Virginia 20151
 (703) 263-1900 - METRO (703) 803-8508 - FAX (703) 263-0766

DATE JUNE 2003

SCALE: HORZ: 1" = 50'
 VERT: N/A

SEAL

COMMONWEALTH OF VIRGINIA
 ROBERT W. WALKER
 NO. 37609
 12/30/03
 PROFESSIONAL ENGINEER

PCA/CDPA/FDPA
EAST MARKET AT FAIR LAKES
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

JOB	0734-0111
CADD	0110CDPA.DWG
SHEET	4 OF 18

MATCHLINE SHEET 3

PORTION OF EX. ROGER STOVER DRIVE TO BE REMOVED.

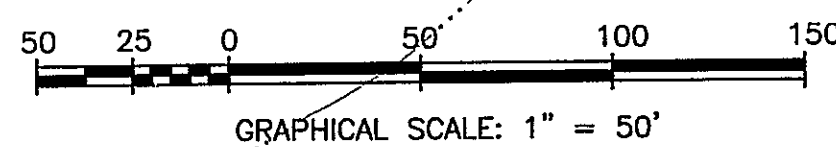
REALIGNMENT OF ROGER STOVER DRIVE PER 82-P-069-6-6 AND 82-P-069-14-2 (FDPA ALTERNATE LAYOUT #2).

REMOVE, RECONFIGURE, REPAIR & REPLACE EX. MEDIANS, EX. CURB & GUTTER, EX. PAVEMENT AND EX. UNDERGROUND UTILITIES AS REQ'D FOR ROGER STOVER DRIVE REALIGNMENT PER 82-P-069-6-6 AND 82-P-069-14-2 (FDPA ALTERNATE LAYOUT #2).

VIRGINIA STATE



GRID NORTH



BUILDING KEY

SYMBOL	TYPE
S-1 - S-3	SHOPPING CENTER * (SEE SHEET 15 FOR ALTERNATE RETAIL LAYOUT)
R-1, R-2	MULTI-FAMILY

TREE SAVE NOTE:

TREE CLEARING MAY VARY DEPENDING UPON FINAL ENGINEERING OF SANITARY SEWER CONNECTIONS AND STORM CULVERTS & RIP-RAP LOCATIONS.

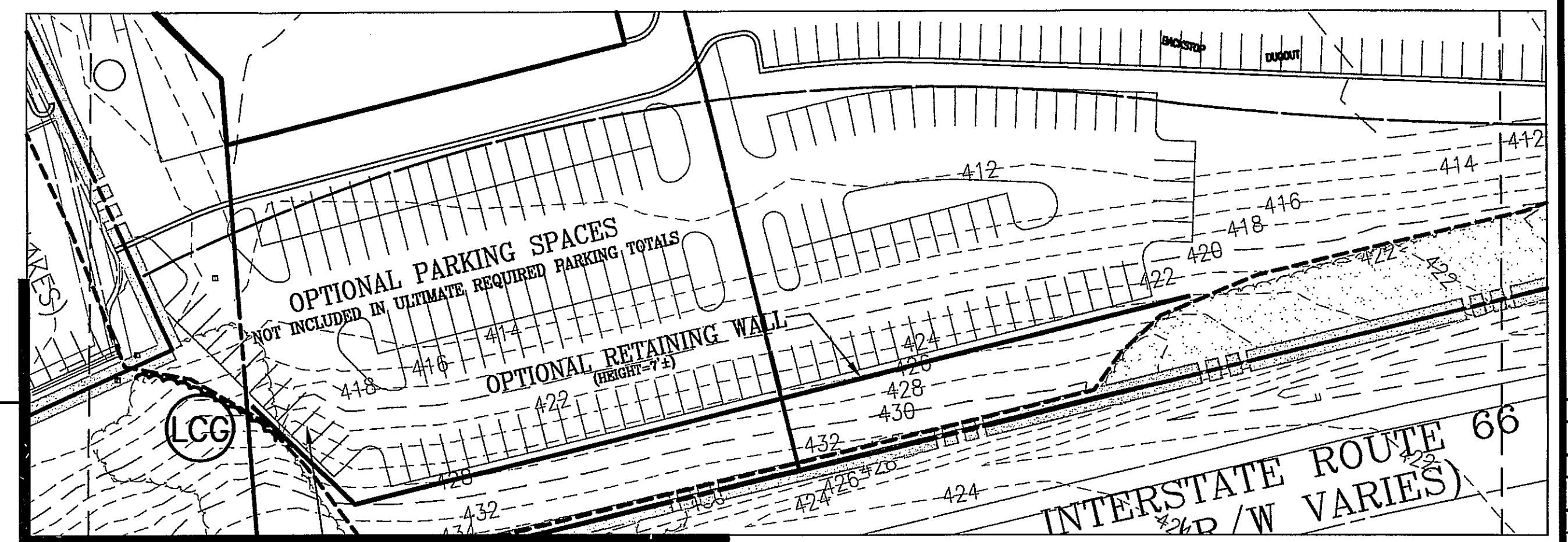
LEGEND:

- LIMIT OF APPLICATION
- RPA LIMITS ONLY
- ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) ONLY AS APPROVED ON FDPA 86-W-001
- COMBINED 100 YEAR MAJOR FLOODPLAIN/EQC LIMITS AS APPROVED ON FDPA 82-P-069-6-6 AND AS APPROVED ON FLOODPLAIN STUDY #7202-FP-02-4
- 100 YEAR MAJOR FLOODPLAIN LIMITS ONLY AS APPROVED ON FDPA 82-P-069-6-6 AND AS APPROVED ON FLOODPLAIN STUDY #7202-FP-02-4
- WETLAND LIMITS
- EXISTING 8' TRAIL
- PROPOSED 8' TRAIL
- PROPOSED SIDEWALK (4' MIN)

- PROPOSED TREE LINE
- TREE SAVE AREA
- EXISTING TREE LINE
- △ BULK PLANE DETAIL
- Ⓛ POSSIBLE LOADING AREAS
- LIMIT OF GRADING
- ① PROPOSED LOTS

OPTIONAL PARKING SPACES

SCALE: 1"=50'



REVISIONS
7/15/03 1"=50' SCALE REV.
7/31/03 FIRST COMMENTS
8/25/03 REVISION
10/10/03 COUNTY COMMENTS
10/21/03 COUNTY COMMENTS
11/10/03 COUNTY COMMENTS
12/1/03 REVISED SET
12/1/03 REVISED SET
12/15/03 REVISED SET
12/31/03 REVISED SET

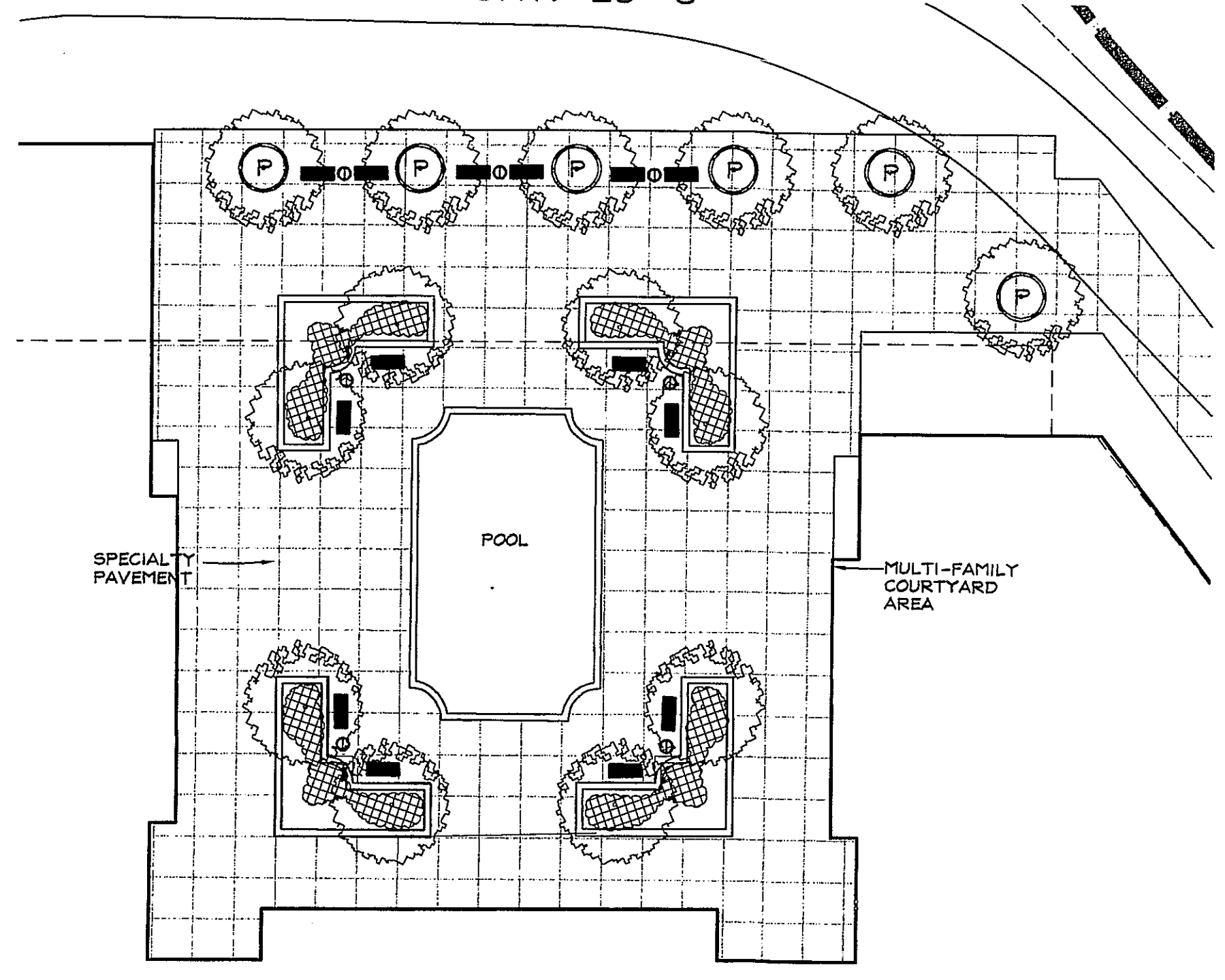
SURVEY	WHGA
DESIGN	K. BURCHARD
DRAWN	J.T. WILLIAMS
CHECKED	R. WALKER

GA
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 (703) 263-1900 • METRO (703) 803-9808 • FAX (703) 263-0766

DATE: JUNE 2003
 SCALE: HORIZ: 1" = 50'
 VERT: N/A
 SEAL: COMMONWEALTH OF VIRGINIA
 ROBERT W. WALKER
 NO. 37609
 12-1-03
 PROFESSIONAL ENGINEER

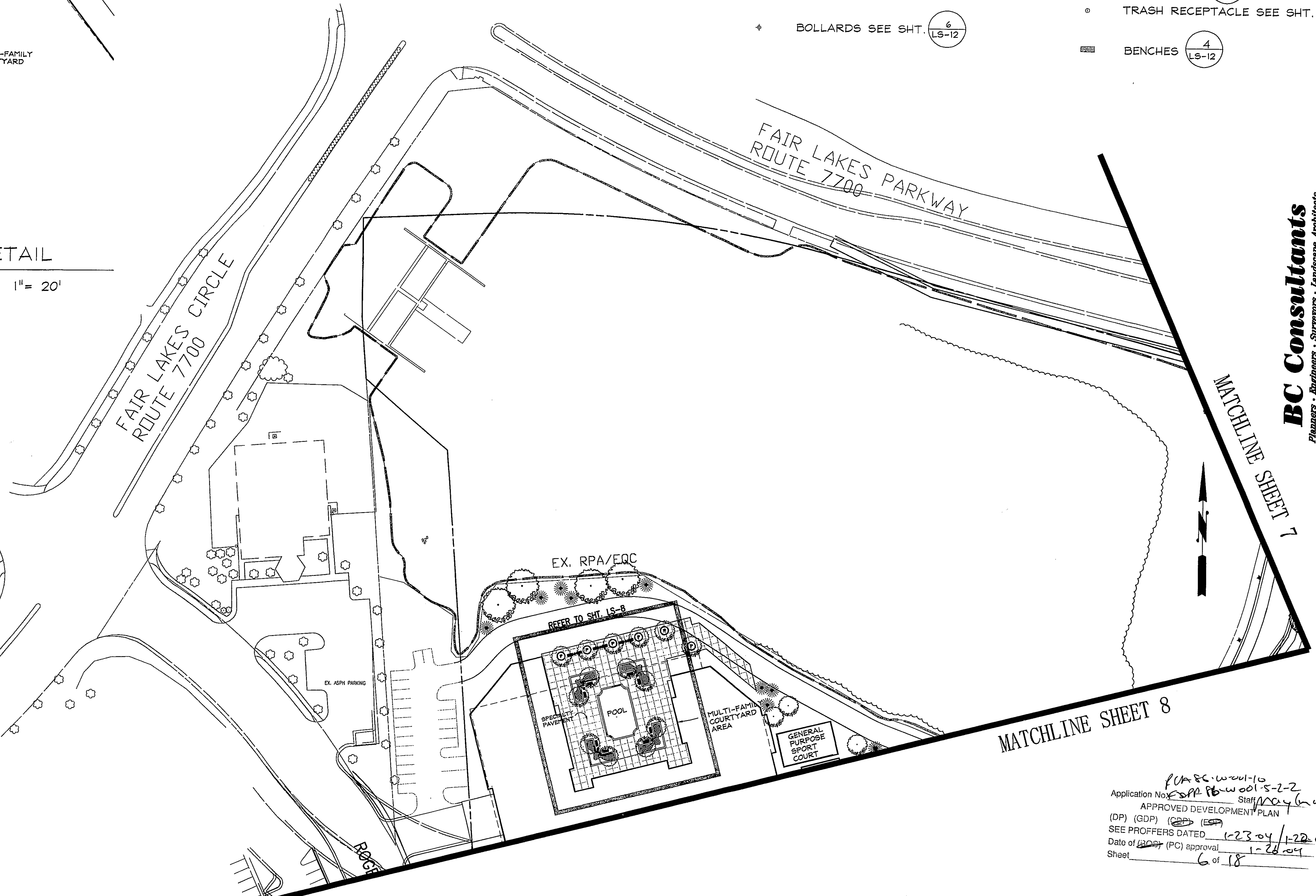
PCA/CDDA/FDPA
EAST MARKET AT FAIR LAKES
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 PROJECT
 JOB: 0734-0111
 CADD: 0110CDPA.DWG
 SHEET: 5 OF 18

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MULTI-FAMILY COURTYARD DETAIL

DETAIL PLAN SCALE 1" = 20'



CONCEPTUAL LANDSCAPE PLAN

DETAIL PLAN SCALE 1" = 50'

- LEGEND**
- DECIDUOUS TREES
 - COLUMNAR TREES
 - FLOWERING TREES
 - EVERGREEN TREES
 - SHRUBS
 - GROUNDCOVER/SEASONAL COLORS
 - BOLLARDS SEE SHT. 6 LS-12
 - CONTAINER PLANTER SEE SHT. 7 LS-12
 - RETAIL PARKING LIGHTS SEE SHT. 3 LS-12
 - RESIDENTIAL STREET LIGHTS SEE SHT. 2 LS-12
 - TRASH RECEPTACLE SEE SHT. 5 LS-12
 - BENCHES 4 LS-12

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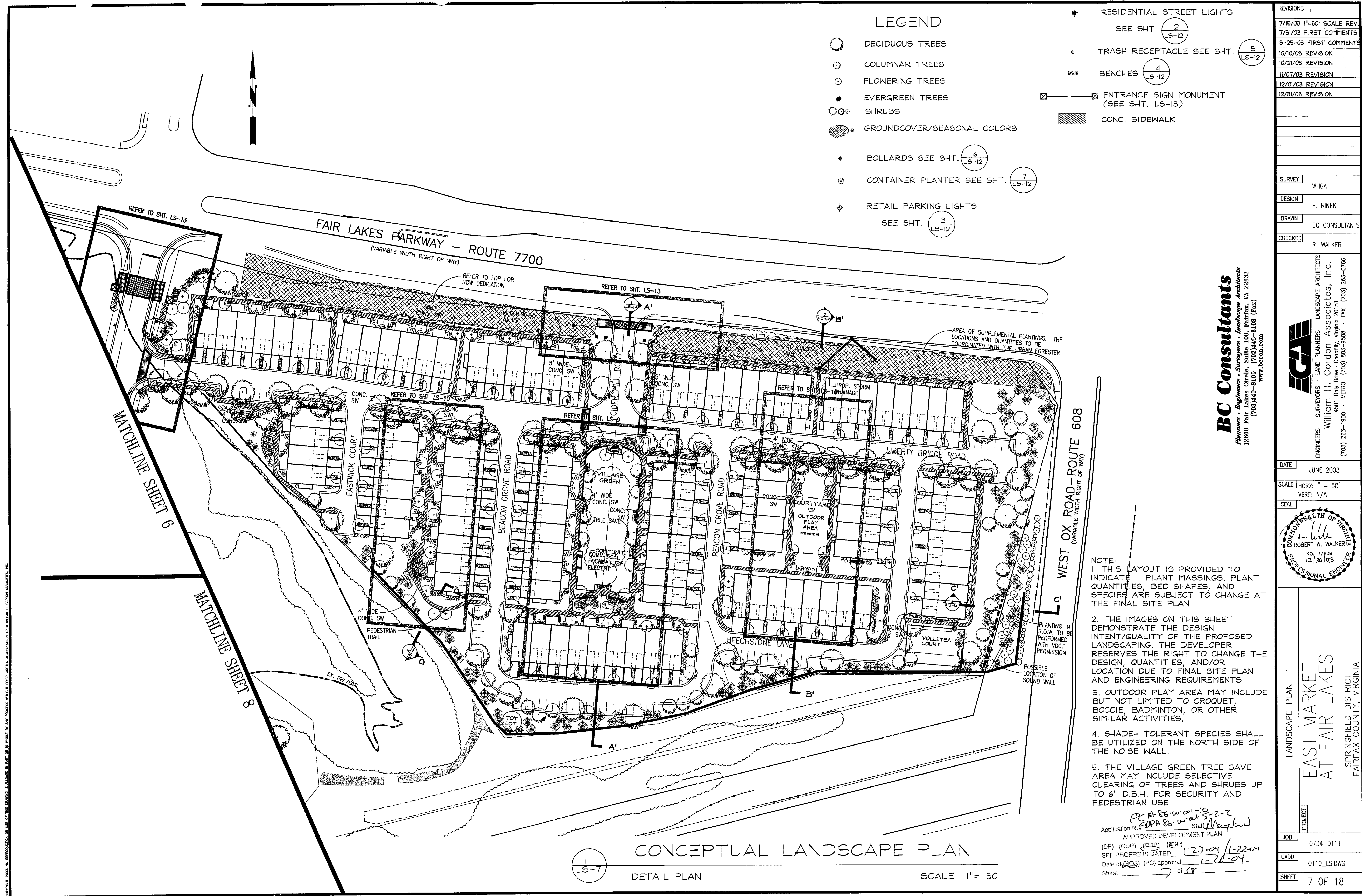
REVISIONS 7/15/03 1"=50' SCALE REV. 7/31/03 FIRST COMMENTS 8/25/03 FIRST COMMENTS 10/10/03 REVISION 10/21/03 REVISION 11/07/03 REVISION 12/01/03 REVISION 12/31/03 REVISION	
SURVEY	WHGA
DESIGN	P. RINEK
DRAWN	BC CONSULTANTS
CHECKED	R. WALKER
BC Consultants Planners • Engineers • Surveyors • Landscape Architects 12600 Fair Lakes Circle, Suite 100 Fairfax, VA 22033 (703) 449-8100 • FAX (703) 263-0766 www.bcon.com	
ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS William H. Gordon Associates, Inc. 4501 Dolly Drive • Chantilly, Virginia 20151 (703) 263-1900 • METRO (703) 803-9506 • FAX (703) 263-0766	
DATE	JUNE 2003
SCALE	HORZ: 1" = 50' VERT: N/A
SEAL	
LANDSCAPE PLAN	PROJECT EAST MARKET AT FAIR LAKES SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA
JOB	0734-0111
CADD	0110_LS.DWG
SHEET	6 OF 18

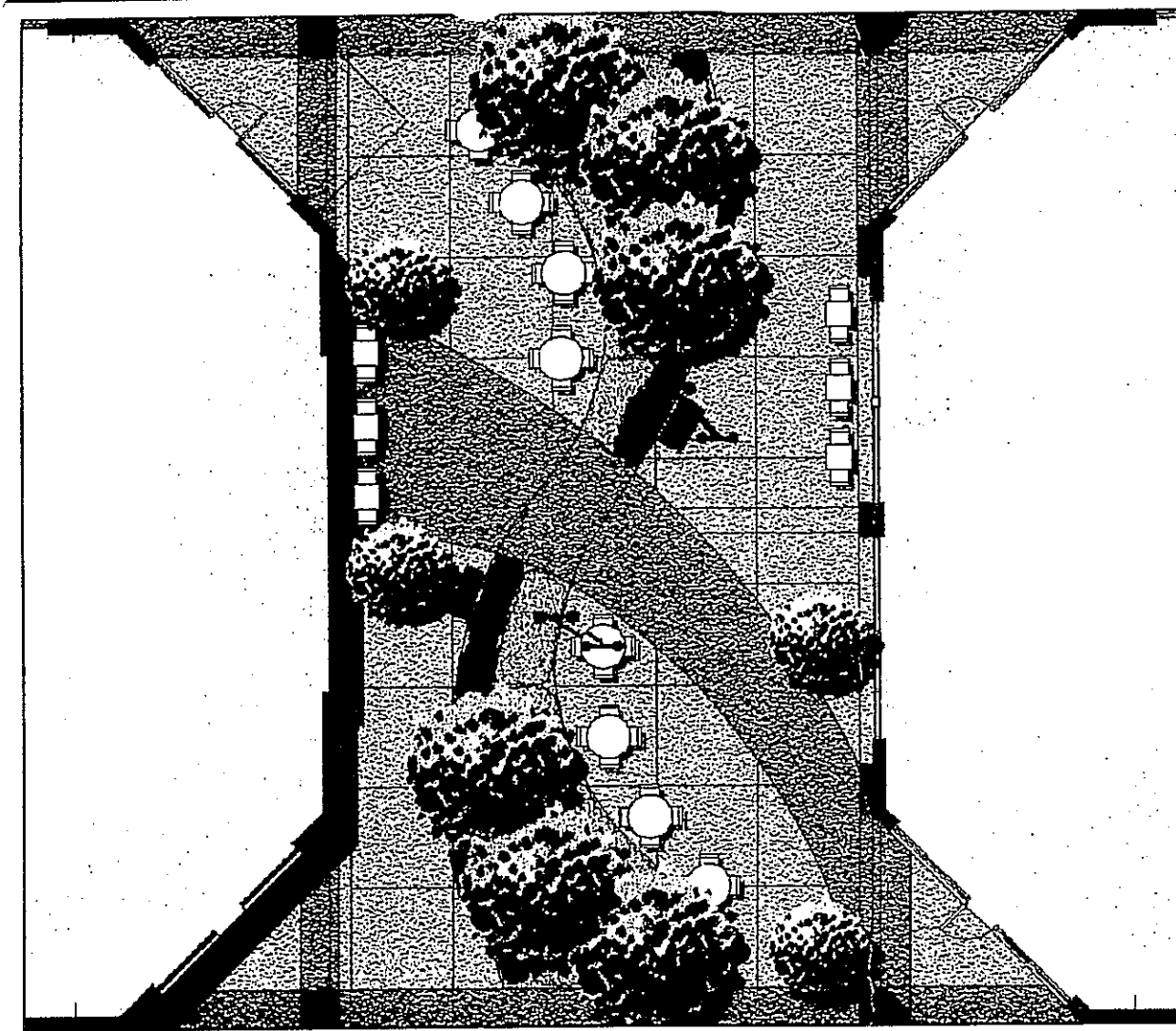
NOTE:
 1. THIS LAYOUT IS PROVIDED TO INDICATE PLANT MASSINGS. PLANT QUANTITIES, BED SHAPES, AND SPECIES ARE SUBJECT TO CHANGE AT THE FINAL SITE PLAN.
 2. THE IMAGES ON THIS SHEET DEMONSTRATE THE DESIGN INTENT/QUALITY OF THE PROPOSED LANDSCAPING. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL SITE PLAN AND ENGINEERING REQUIREMENTS.

Application No. FOA-EC-0001-10 Staff PROJ. 6
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (ESP)
 SEE PROFFERS DATED 1-23-04 / 1-22-07
 Date of 1-23-04 (PC) approval
 Sheet 6 of 18

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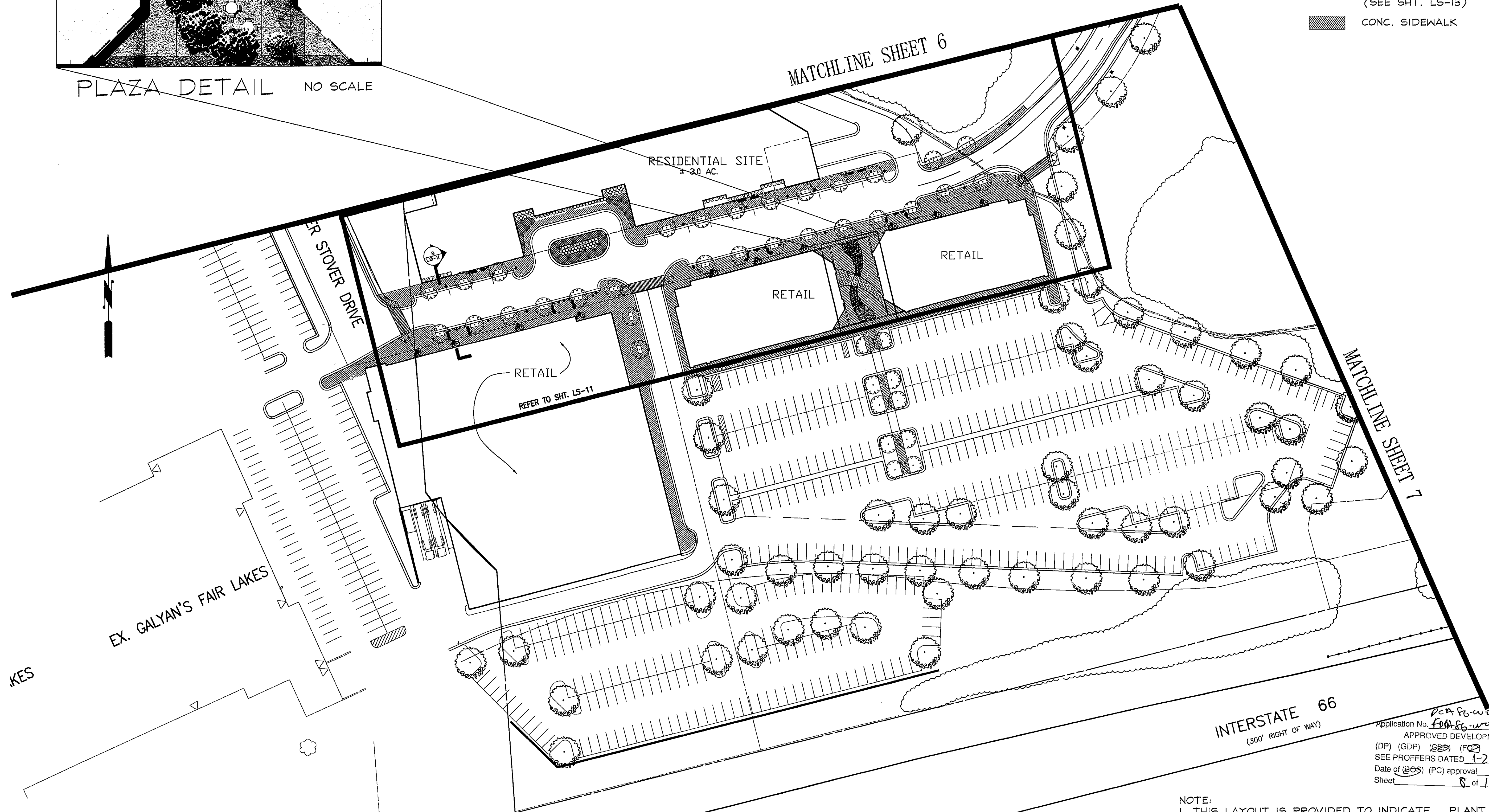
PLAZA DETAIL NO SCALE

LEGEND

- DECIDUOUS TREES
- COLUMNAR TREES
- FLOWERING TREES
- EVERGREEN TREES
- SHRUBS
- GROUNDCOVER/SEASONAL COLORS
- BOLLARDS SEE SHT. 6
- CONTAINER PLANTER SEE SHT. 7
- RETAIL PARKING LIGHTS SEE SHT. 3
- RESIDENTIAL STREET LIGHTS SEE SHT. 2
- TRASH RECEPTACLE SEE SHT. 5
- BENCHES 4
- ENTRANCE SIGN MONUMENT (SEE SHT. LS-13)
- CONC. SIDEWALK

MATCHLINE SHEET 6

MATCHLINE SHEET 7



CONCEPTUAL LANDSCAPE PLAN

DETAIL PLAN

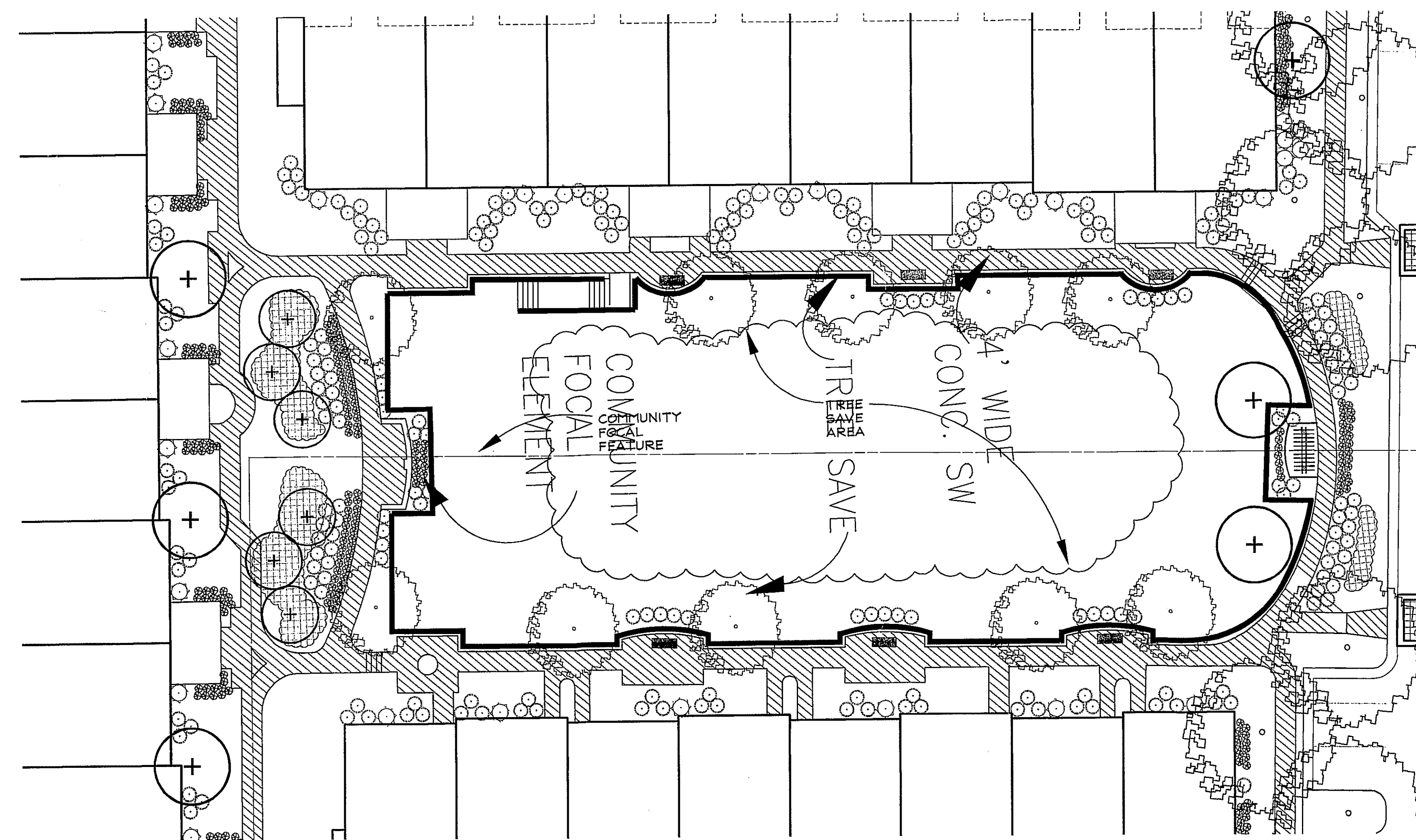
SCALE 1" = 50'

- NOTE:
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REVISIONS		7/15/03 1"=50' SCALE REV
7/31/03 FIRST COMMENTS		
8/25/03 REVISION		
10/10/03 REVISION		
10/21/03 REVISION		
11/07/03 REVISION		
12/01/03 REVISION		
12/31/03 REVISION		
SURVEY		WHGA
DESIGN		P. RINEK
DRAWN		BC CONSULTANTS
CHECKED		R. WALKER
DATE		JUNE 2003
SCALE		HORIZ: 1" = 50'
SEAL		VERT: N/A
PROFESSIONAL ENGINEER		ROBERT W. WALKER, P.E. No. 37609 12/30/03
LANDSCAPE PLAN		
PROJECT		EAST MARKET AT FAIR LAKES
JOB		0734-0111
CADD		0110_LS.DWG
SHEET		8 OF 18

















DETAIL PLAN (VILLAGE GREEN)

DETAIL PLAN

SCALE 1" = 10'

LEGEND

-  DECIDUOUS TREES
 COLUMNAR TREES
 FLOWERING TREES
 EVERGREEN TREES
 SHRUBS
 GROUNDCOVER/SEASONAL COLORS
 BOLLARDS SEE SHT. $\frac{6}{LS-12}$
 CONTAINER PLANTER SEE SHT. $\frac{7}{LS-12}$
 RETAIL PARKING LIGHTS
 SEE SHT. $\frac{3}{LS-12}$
 RESIDENTIAL STREET LIGHTS
 SEE SHT. $\frac{2}{LS-12}$
 TRASH RECEPTACLE SEE SHT. $\frac{5}{LS-12}$
 BENCHES $\frac{4}{LS-12}$
 ENTRANCE SIGN MONUMENT
 (SEE SHT. LS-13)
 CONC. SIDEWALK

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REVIEWS	
7/15/03	1"=50' SCALE REV
7/31/03	FIRST COMMENTS
8-25-03	REVISION
10/10/03	REVISION
10/21/03	REVISION
11/07/03	REVISION
12/01/03	REVISION
12/31/03	REVISION

SURVEY	WHGA
DESIGN	P. RINEK
DRAWN	BC CONSULTANTS
CHECKED	R. WALKER

GA

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DATE JUNE 2003

SCALE HORZ: 1" = 16'
VERT: N/A

SEAL

COMMONWEALTH OF VIRGINIA

ROBERT W. WALKER

NO. 37609

12/30/03

PROFESSIONAL ENGINEER

LANDSCAPE DETAILS

EAST MARKET
AT FAIR LAKES

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

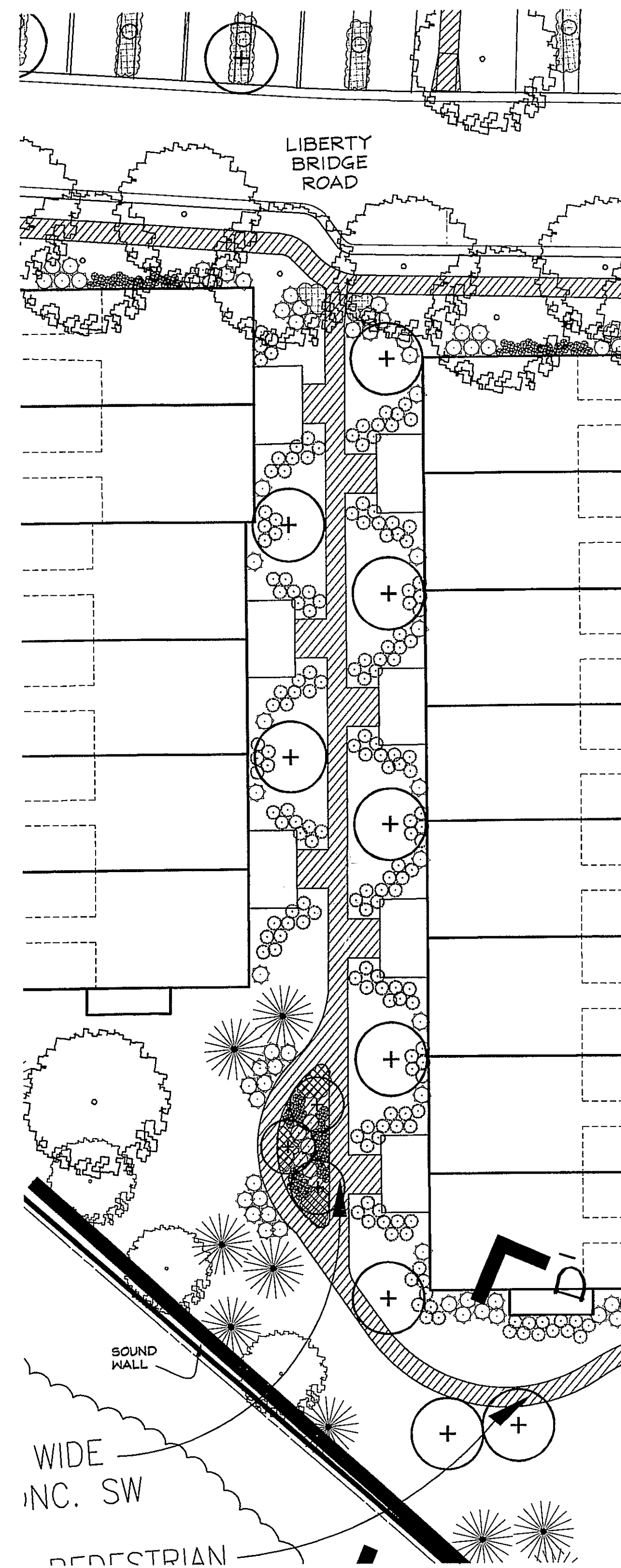
	PROJECT	
JOB		0734-0111
CADD		0110_LS.DWG
SHEET		9 OF 18

NOTE:
1. THIS LAYOUT IS PROVIDED TO INDICATE PLANT MASSINGS.
PLANT QUANTITIES, BED SHAPES, AND SPECIES ARE SUBJECT TO
CHANGE AT THE FINAL SITE PLAN.

2. THE IMAGES ON THIS SHEET DEMONSTRATE THE DESIGN INTENT/QUALITY OF THE PROPOSED LANDSCAPING. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL SITE PLAN AND ENGINEERING REQUIREMENTS.

3. THE VILLAGE GREEN TREE SAVE AREA MAY INCLUDE SELECTIVE CLEARING OF TREES AND SHRUBS UP TO 6" D.B.H. FOR SECURITY AND PEDESTRIAN USE.

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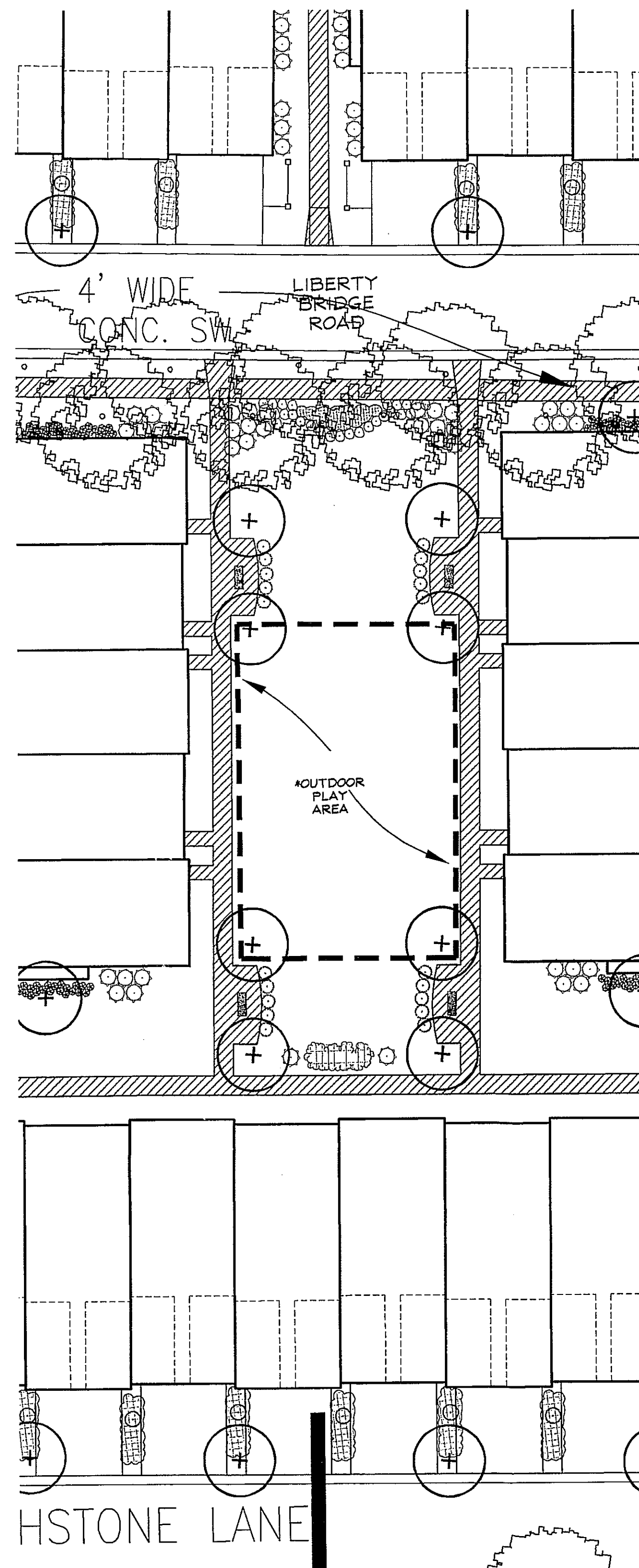


1
LS-10

COURTYARD A

DETAIL PLAN

SCALE 1" = 10'



2
LS-10

COURTYARD B

DETAIL PLAN

SCALE 1" = 10'

- ### LEGEND
- DECIDUOUS TREES
 - COLUMNAR TREES
 - FLOWERING TREES
 - EVERGREEN TREES
 - SHRUBS
 - GROUNDCOVER/SEASONAL COLORS
 - BOLLARDS SEE SHT. 6 LS-12
 - CONTAINER PLANTER SEE SHT. 7 LS-12
 - RETAIL PARKING LIGHTS SEE SHT. 3 LS-12
 - RESIDENTIAL STREET LIGHTS SEE SHT. 2 LS-12
 - TRASH RECEPTACLE SEE SHT. 5 LS-12
 - BENCHES 4 LS-12
 - ENTRANCE SIGN MONUMENT (SEE SHT. LS-13)
 - CONC. SIDEWALK

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REVISIONS
7/15/03 1"=50' SCALE REV.
7/31/03 FIRST COMMENTS
8-25-03 REVISION
10/10/03 REVISION
10/21/03 REVISION
11/07/03 REVISION
12/01/03 REVISION
12/31/03 REVISION

SURVEY	WHGA
DESIGN	P. RINEK
DRAWN	BC CONSULTANTS
CHECKED	R. WALKER

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(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE JUNE 2003
SCALE: HORIZ: 1" = 10'
VERT: N/A

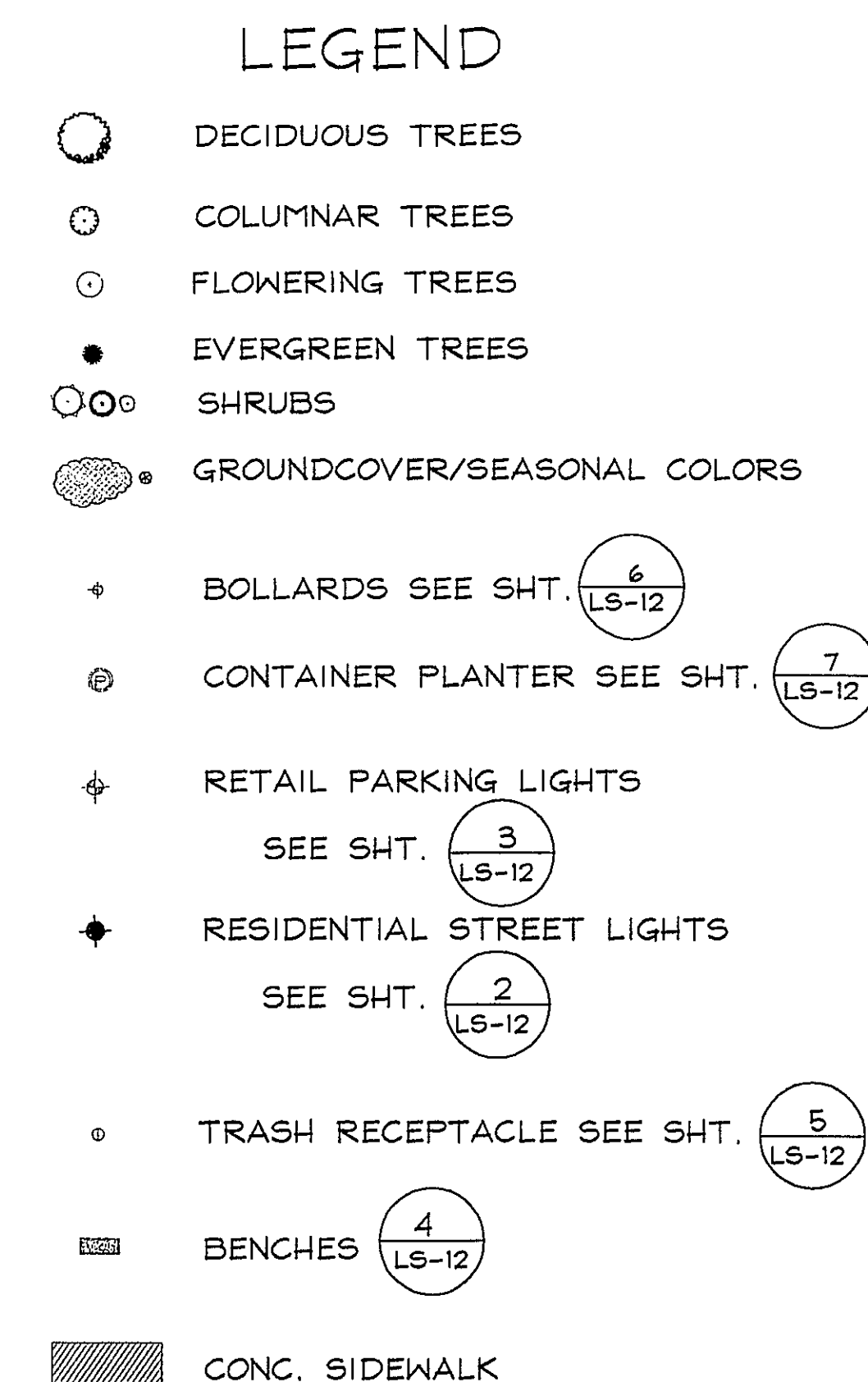
SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
12/30/03
PROFESSIONAL ENGINEER

LANDSCAPE DETAILS
EAST MARKET
AT FAIR LAKES
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB	0734-0111
CADD	0110_LS.DWG
SHEET	10 OF 18

NOTE:
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2. THE IMAGES ON THIS SHEET DEMONSTRATE THE DESIGN INTENT/QUALITY OF THE PROPOSED LANDSCAPING. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL SITE PLAN AND ENGINEERING REQUIREMENTS.
3. OUTDOOR PLAY AREA MAY INCLUDE BUT NOT LIMITED TO CROQUET, BOCCIE, BADMINTON, OR OTHER SIMILAR ACTIVITIES.

Application No. FOA-86-w-001-5-2-2 Staff Mafer
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (GDP)
SEE PROFFERS DATED 1-23-04 / 1-22-04
Date of (GDP) (PC) approval 1-22-04
Sheet 10 of 18



4' WIDE X 10' LONG LEAD WALK

10' WIDE SIDEWALK

PARALLEL PARKING

24' WIDE TRAVEL AISLE WITH PARALLEL PARKING ON BOTH SIDES

PARALLEL PARKING

18' WIDE RETAIL SIDEWALK

MULTI-FAMILY

RETAIL

COLUMNAR STREET TREE ON 6' X 10' TREE PIT

STREET LIGHT

BENCH

2
LS-11

RETAIL STREETSCAPE SECTION



SECTION

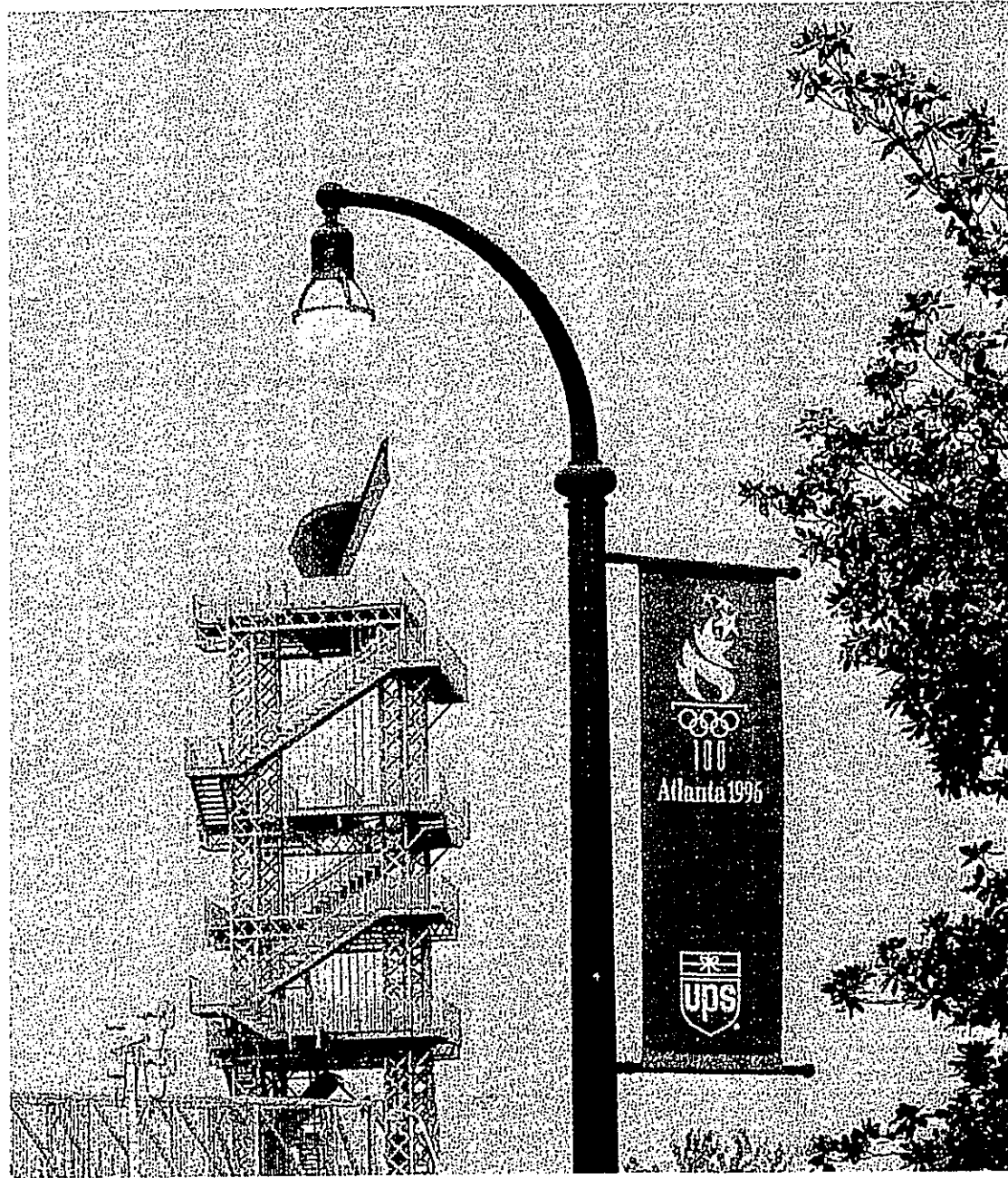
SCALE 1" = 4'

NOTE:

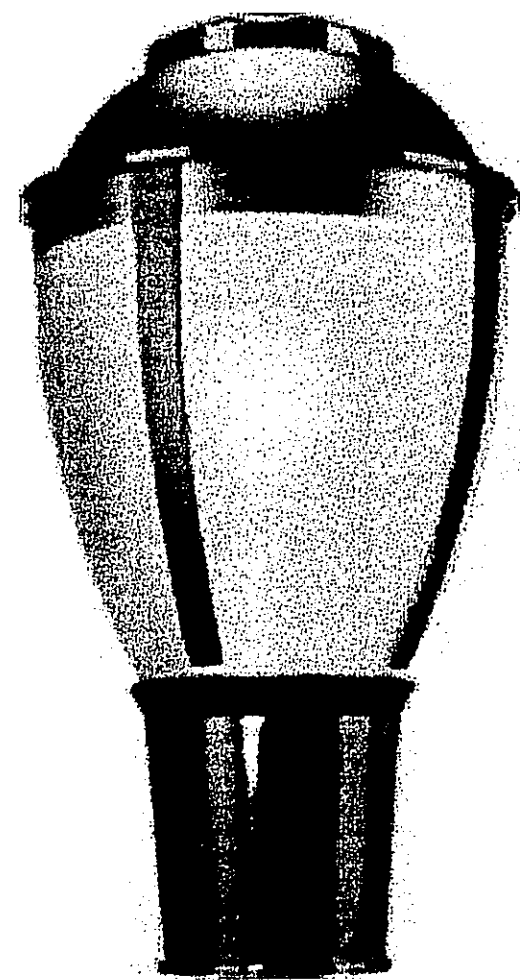
1. THIS LAYOUT IS PROVIDED TO INDICATE PLANT MASSINGS. PLANT QUANTITIES, BED SHAPES, AND SPECIES ARE SUBJECT TO CHANGE AT THE FINAL SITE PLAN.

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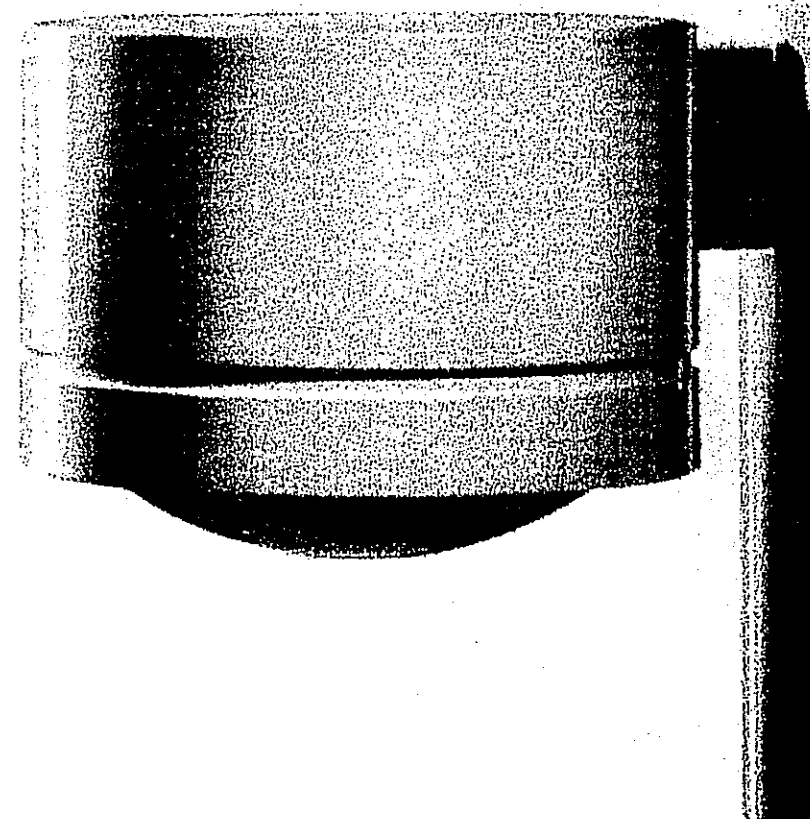
REVISIONS	
7/15/03 1 st =50' SCALE REV.	
7/31/03 FIRST COMMENTS	
8/25/03 REVISION	
10/10/03 REVISION	
10/21/03 REVISION	
11/07/03 REVISION	
12/01/03 REVISION	
12/31/03 REVISION	
SURVEY	WHGA
DESIGN	P. RINEK
DRAWN	BC CONSULTANTS
CHECKED	R. WALKER
<div style="text-align: center;"> ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS William H. Gordon Associates, Inc. 4501 Dolly Drive, Chesapeake, Virginia 20151-1190 (703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766</div>	
DATE	JUNE 2003
SCALE	HORIZ: 1" = 10' VERT: N/A
SEAL	<div style="text-align: center;">BOARD OF HEALTH OF VIRGINIA NO. 37609 12/30/03 PROFESSIONAL ENGINEER</div>
<div style="float: left; width: 30%; transform: rotate(-90deg); white-space: nowrap;">LANDSCAPE DETAILS</div> <div style="clear: both;"></div> <div style="text-align: center; font-size: 2em; margin-top: 50px;">EAST MARKET AT FAIR LAKES</div> <div style="position: absolute; right: 0; bottom: 0; writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em;">SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA</div>	
PROJECT	
JOB	0734--0111
CADD	0110_LS.DWG
SHEET	11 OF 18



1 STREET RETAIL LIGHT OR EQUAL
LS-12 NO SCALE



2 PEDESTRIAN LIGHT OR EQUAL
LS-12 NO SCALE



1 PARKING LIGHT OR EQUAL
LS-12 PARKING LIGHT NO SCALE



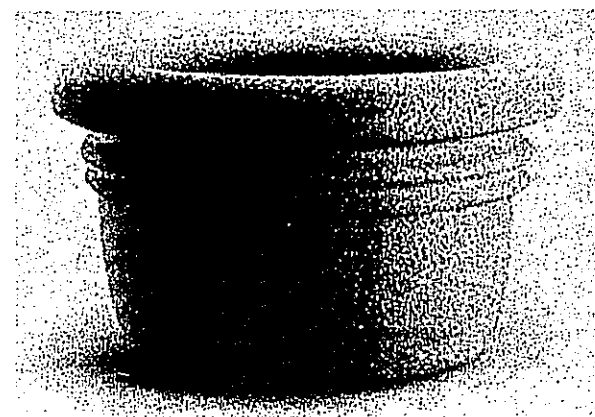
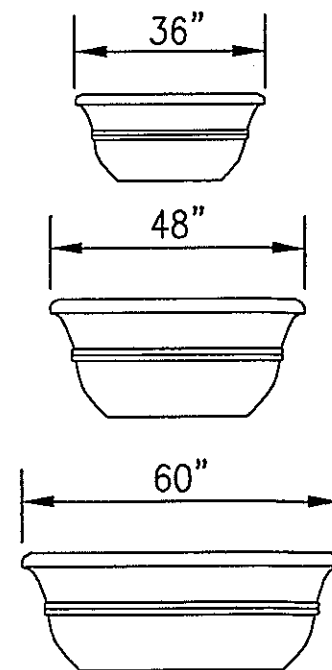
4 BENCH OR EQUAL
LS-12 NO SCALE



5 RECEPTACLE OR EQUAL
LS-12 NO SCALE



6 BOLLARD LIGHT OR EQUAL
LS-12 LOCATION TO BE DETERMINED NO SCALE



7 PLANTER OR EQUAL
LS-12 NO SCALE

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Application No. PCA-86-W-01-5-2-2 Staff Mayhew
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GP) (GP)
SEE PROFFERS DATED 1-23-04 / 1-22-04
Date of (BOS) (PC) approval 1-26-04
Sheet 12 of 18

NOTE:
1. THIS LAYOUT IS PROVIDED TO INDICATE PLANT MASSINGS, PLANT QUANTITIES, BED SHAPES, AND SPECIES ARE SUBJECT TO CHANGE AT THE FINAL SITE PLAN.
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REVISIONS
7/15/03 1"=50' SCALE REV
7/31/03 FIRST COMMENTS
8/25/03 REVISION
10-10-03 REVISION
11-07-03 REVISION
12/01/03 REVISION
12/31/03 REVISION

SURVEY	WHGA
DESIGN	P. RINEK
DRAWN	BC CONSULTANTS
CHECKED	R. WALKER

CAE
ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
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(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

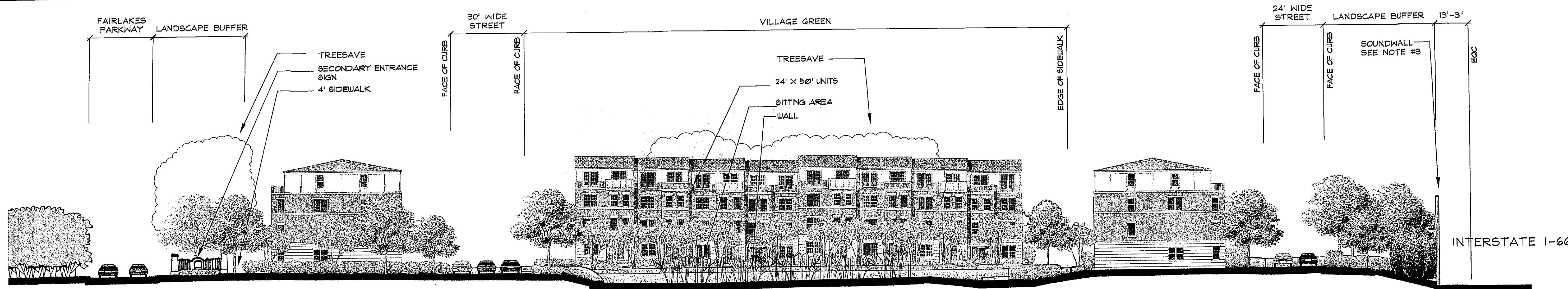
DATE JUNE 2003

SCALE HORZ: N/A
VERT: N/A

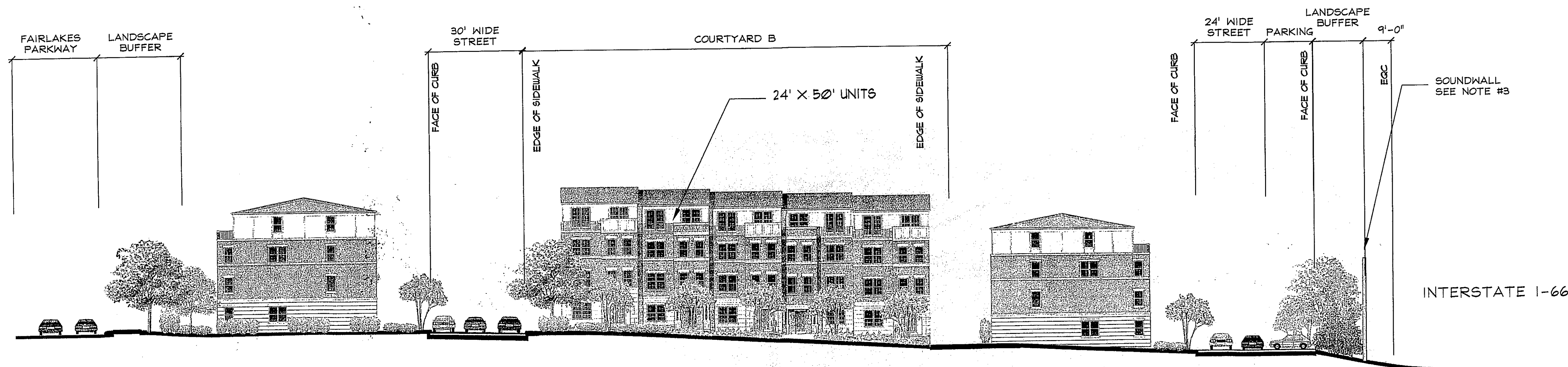
SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
12/31/03
PROFESSIONAL ENGINEER

LANDSCAPE DETAILS
PROJECT
EAST MARKET
AT FAIR LAKES
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

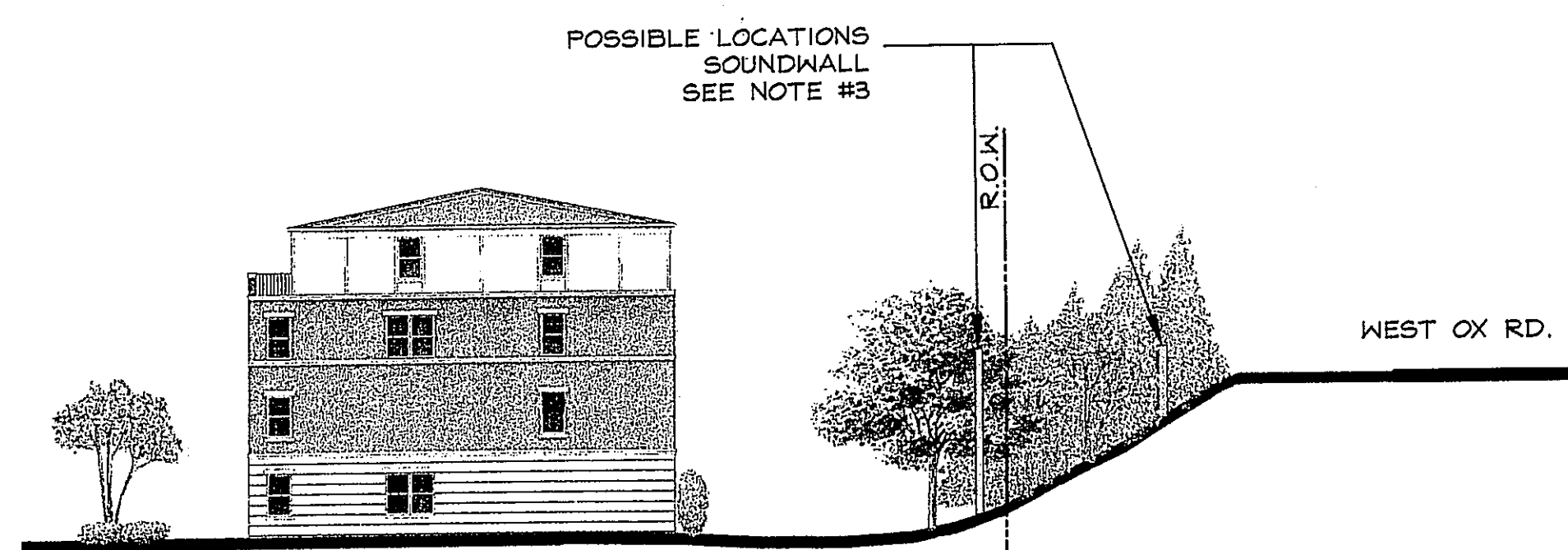
JOB	0734-0111
CADD	0110CDPA.DWG
SHEET	12 OF 18



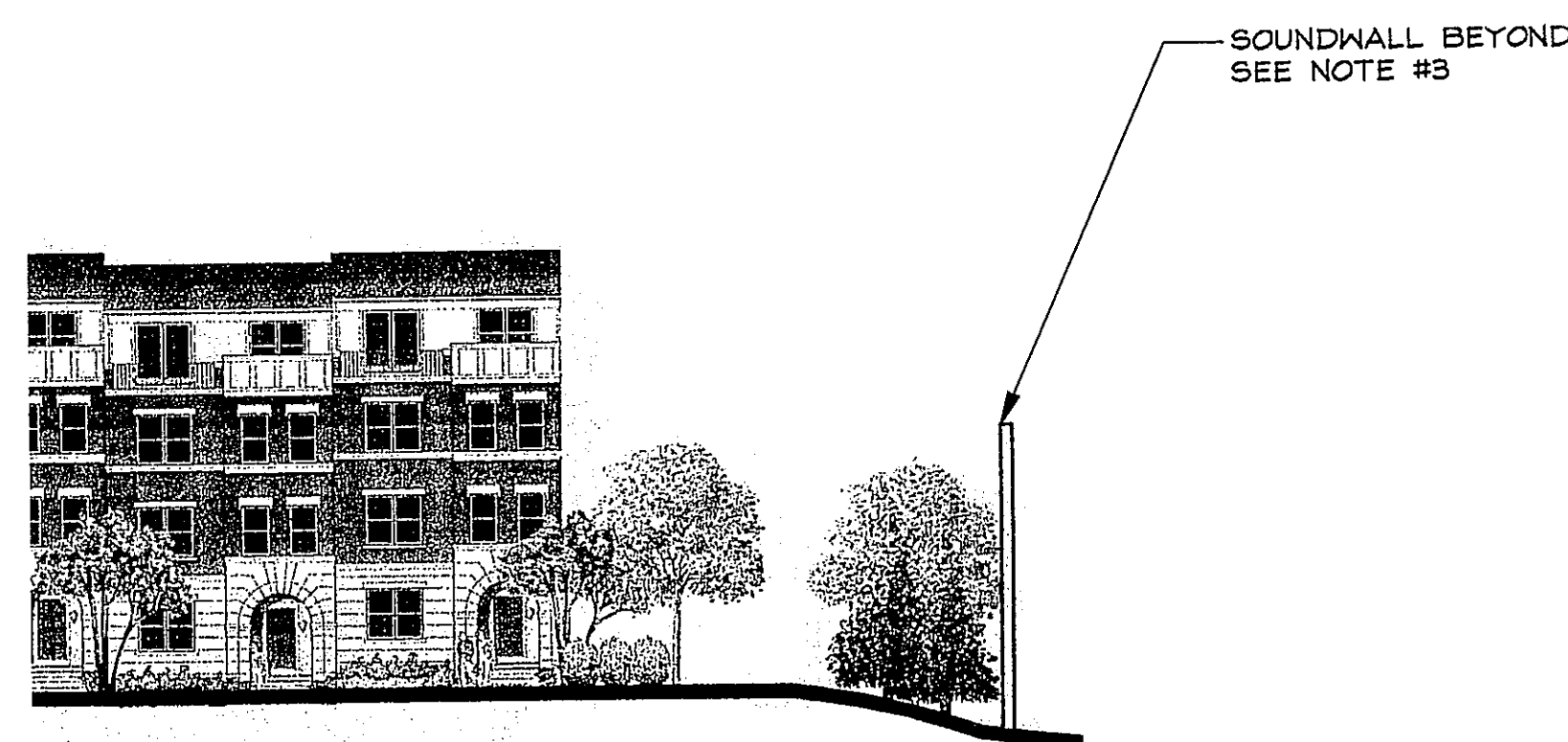
1
LS-14
SECTION A'-A'
SECTION
SCALE 1" = 20'



2
LS-14
SECTION B'-B'
SECTION
SCALE 1" = 20'



3
LS-14
SECTION C'-C'
SECTION
SCALE 1" = 20'



4
LS-14
SECTION D'-D'
SECTION
SCALE 1" = 20'

NOTE:
1. THIS LAYOUT IS PROVIDED TO INDICATE PLANT MASSINGS. PLANT QUANTITIES, BED SHAPES, AND SPECIES ARE SUBJECT TO CHANGE AT THE FINAL SITE PLAN.

2. THE IMAGES ON THIS SHEET DEMONSTRATE THE DESIGN INTENT/QUALITY OF THE PROPOSED LANDSCAPING. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL SITE PLAN AND ENGINEERING REQUIREMENTS.

3. SOUND WALL HEIGHTS ARE APPROXIMATE AND ACTUAL HEIGHTS WILL BE DETERMINED BY THE FINAL NOISE ANALYSIS

Application No. 80A86-W-001-10 Staff: Maylan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GEP) (FEP)
SEE PROFFERS DATED 1-23-04 / 1-22-04
Date of (1-23-04) (PC) approval 1-26-04
Sheet 14 of 18

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100 (703) 449-8108 (Fax)
www.bccol.com

REVISIONS
7/15/03 1"=50' SCALE REV.
7/31/03 FIRST COMMENTS
8-25-03 FIRST COMMENTS
10-10-03 REVISIONS
10/21/03 REVISION
11/07/03 REVISION
12/01/03 REVISION
12/31/03 REVISION

SURVEY	WHGA
DESIGN	P. RINEK
DRAWN	BC CONSULTANTS
CHECKED	R. WALKER

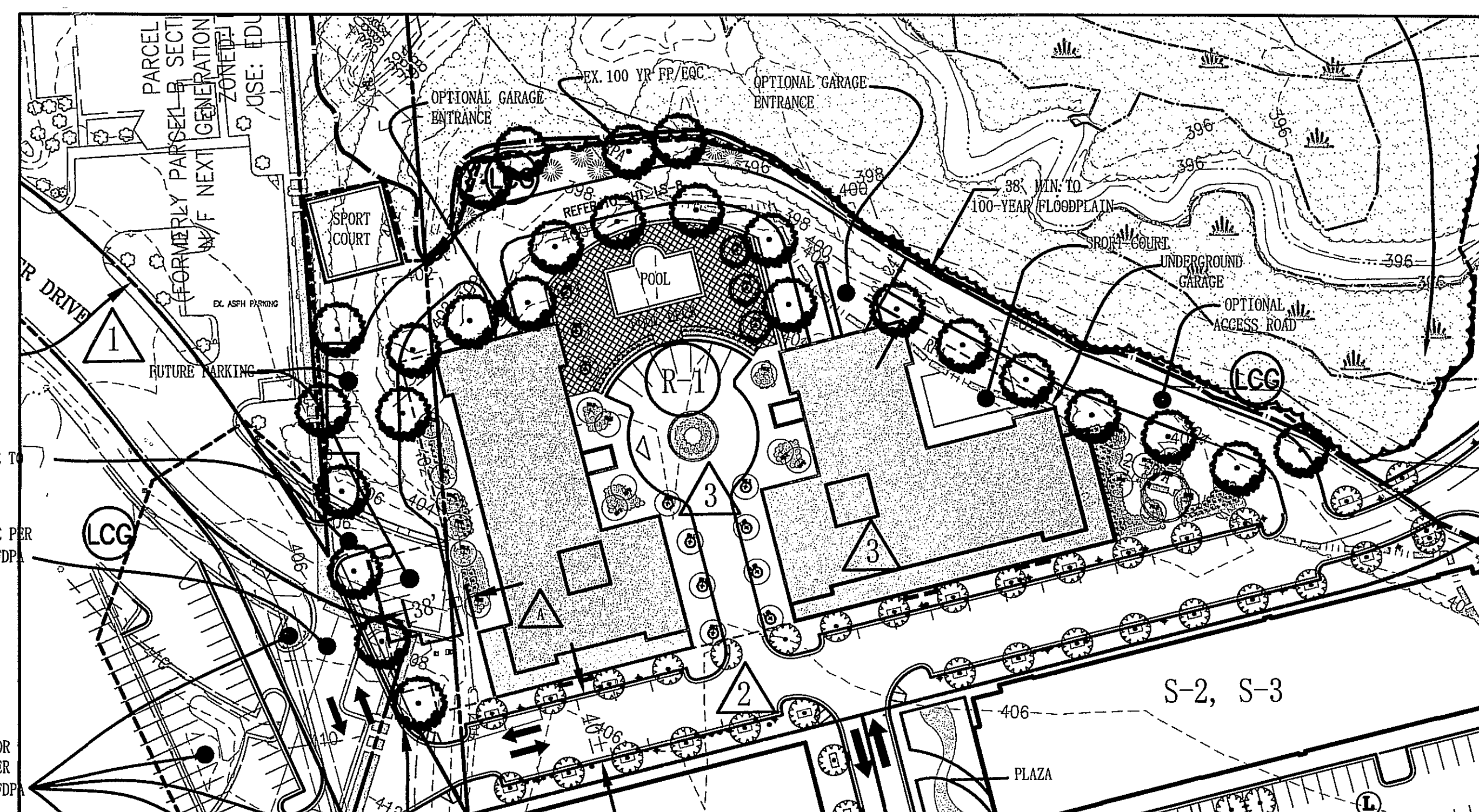
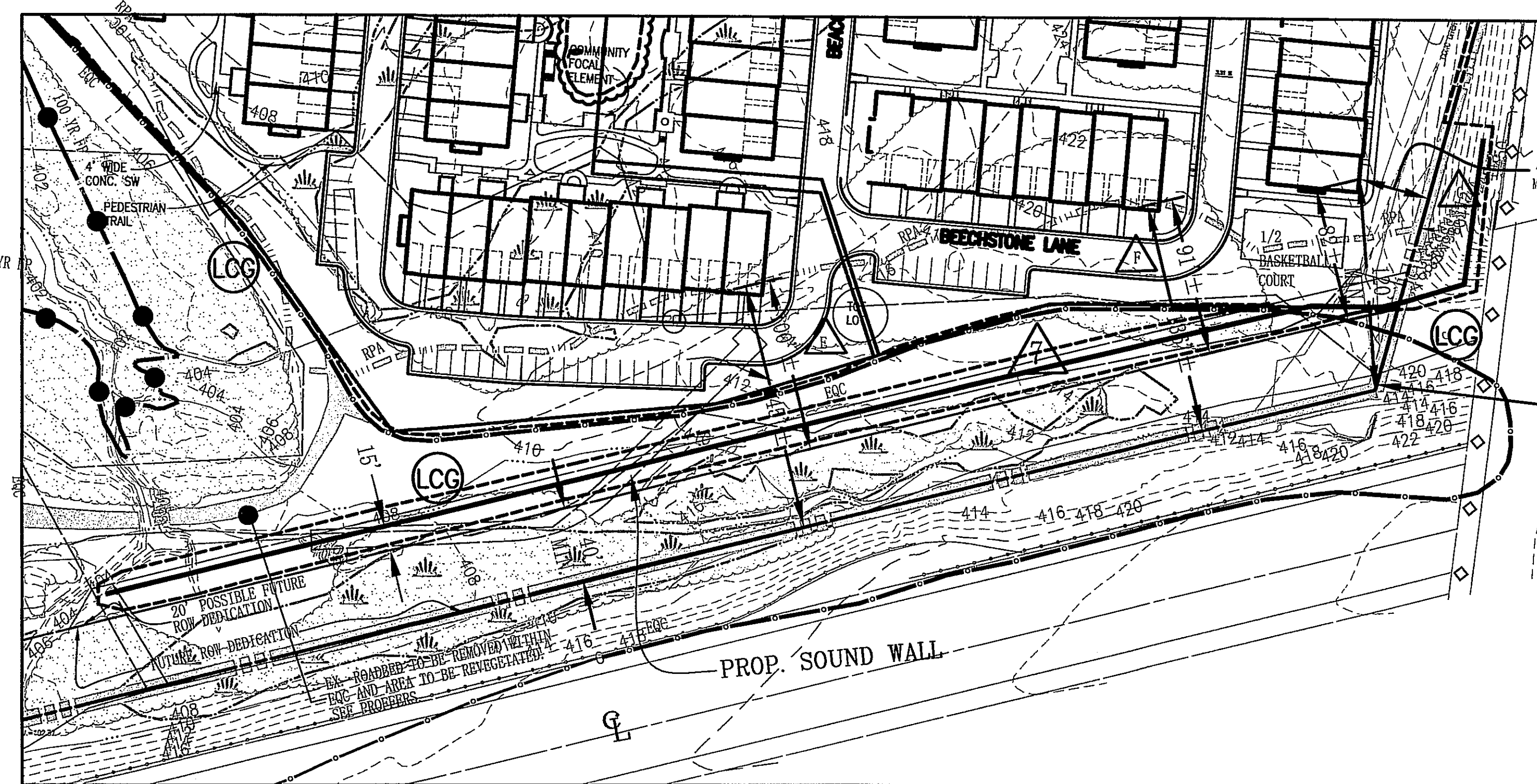
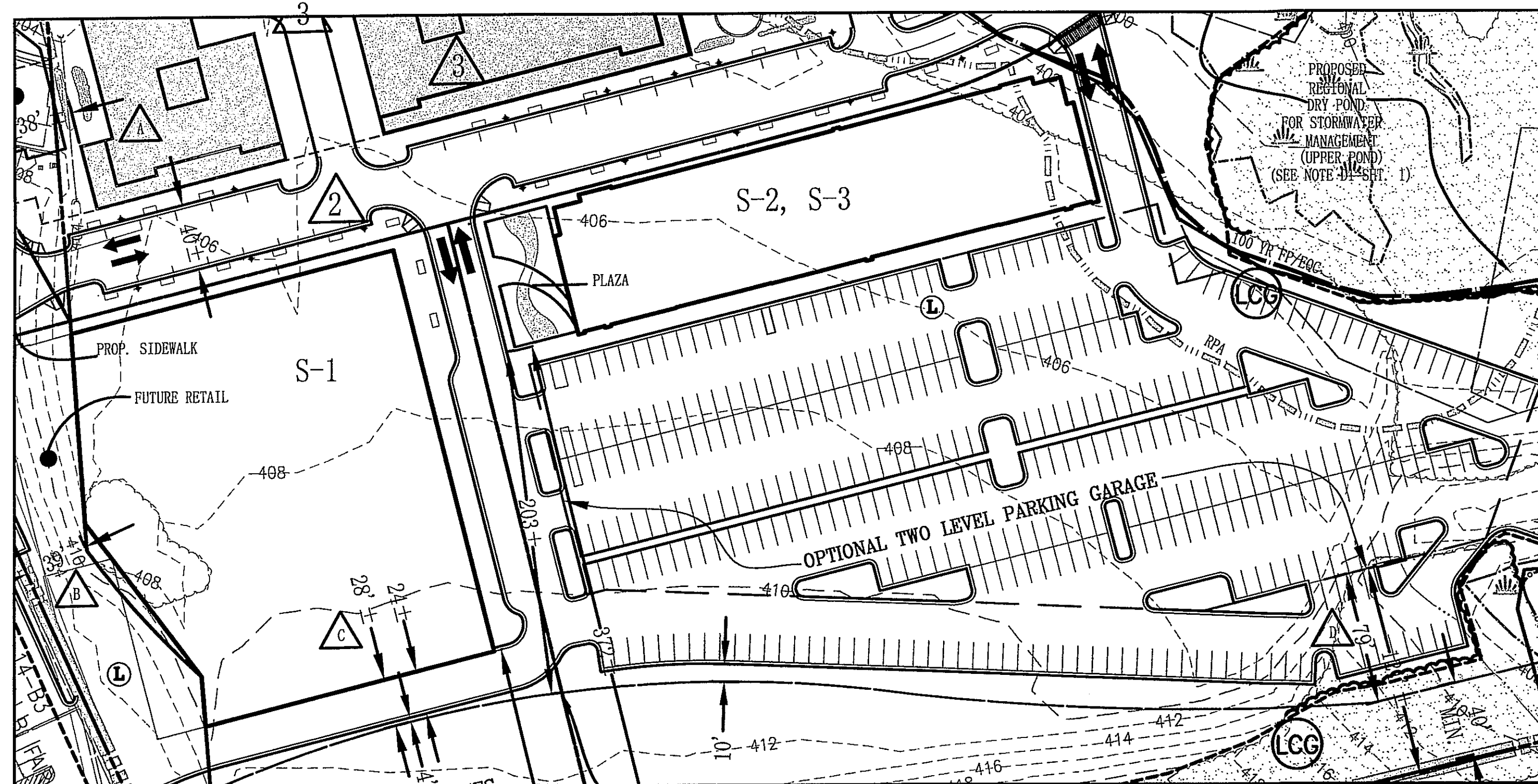
GA
ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Dely Drive, Chantilly, Virginia 20151
(703) 263-1900 • METRO (703) 603-9508 • FAX (703) 263-0766

DATE JUNE 2003
SCALE HORZ: 1" = 10'
VERT: N/A

SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
12/30/03
PROFESSIONAL ENGINEER

LANDSCAPE SECTIONS
PROJECT
EAST MARKET
AT FAIR LAKES
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB	0734-0111
CADD	0110_LS.DWG
SHEET	14 OF 18



<u>SYMBOL</u>	<u>TYPE</u>
S-1 - S-3	SHOPPING CENTER
R-1, R-2	MULTI-FAMILY

LEGEND:

LEGEND:

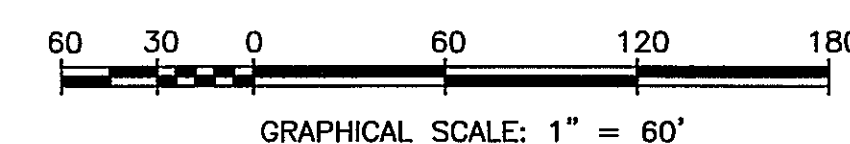
- RPA LIMITS ONLY
- ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) ONLY
AS APPROVED ON FDPA 86-W-001
- COMBINED 100 YEAR MAJOR FLOODPLAIN/EQC
LIMITS AS APPROVED ON FDPA 82-P-069-6-6 AND
AS APPROVED ON FLOODPLAIN STUDY #7202-FP-02-4
- 100 YEAR MAJOR FLOODPLAIN
ONLY AS APPROVED ON FDPA 82-P-069-6-6 AND
AS APPROVED ON FLOODPLAIN STUDY #7202-FP-02-4
- WETLAND LIMITS
- EXISTING 8' TRAIL
- PROPOSED 8' TRAIL
- PROPOSED SIDEWALK (4' MIN)
- PROPOSED TREE LINE
- TREE SAVE AREA
- EXISTING TREE LINE
- BULK PLANE DETAIL
- PROPOSED LOTS
- POSSIBLE LOADING AREAS
- LIMIT OF GRADING

PORTION OF EX. ROGER STOVER DRIVE TO
REALIGNMENT OF ROGER STOVER DRIVE P
82-P-069-6-6 AND 82-P-069-14-2 (FDP
ALTERNATE LAYOUT #2).

UNDERGROUND UTILITIES AS REQ'D FOR
ROGER STOVER DRIVE REALIGNMENT PER
82-P-069-6-6 AND 82-P-069-14-2 (FD
ALTERNATE LAYOUT #2).

ALTERNATE RESIDENTIAL LAYOUT

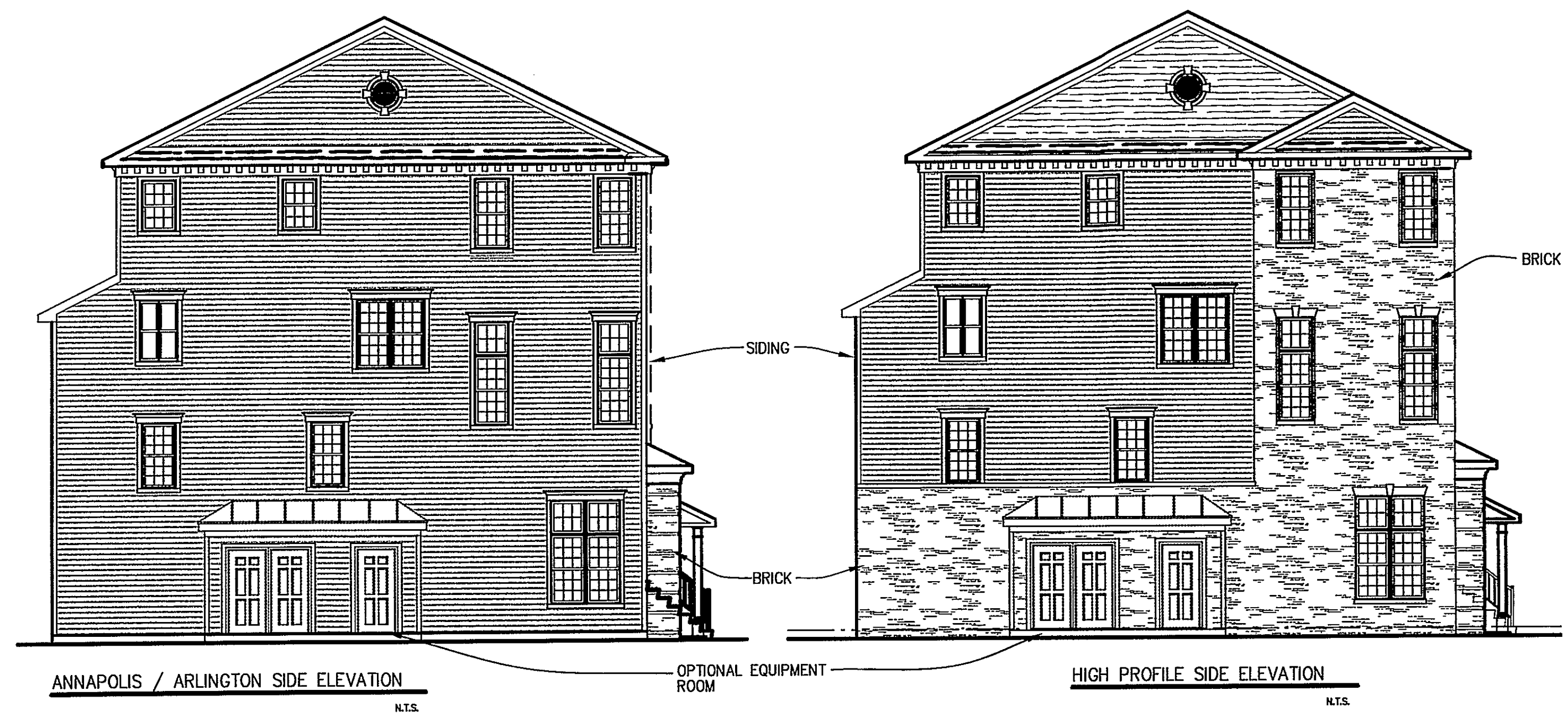
Application No. PC-26-015-22-01 Staff May 12
APPROVED PC-26-015-22-01
(DP) (GDP) (GDB) ~~(GTP)~~
SEE PROFFERS DATED 1-23-04 1-22-0
Date of (SDS) (PC) approval 1-26-07
Sheet 15 of 8



	REVISIONS
12-1--03	COUNTY COMMENT
12-9--03	COUNTY COMMENT
12-15--03	COUNTY COMMENT
12-31--03	COUNTY COMMENT
SURVEY	WHGA
DESIGN	J.T.WILLIAMS
DRAWN	J.T.WILLIAMS
CHECKED	R. WALKER
<div style="float:right; width:60%;"> William H. Gordon Associates, Inc. ENGINEERS • SURVEYSORS • LAND PLANNERS • LANDSCAPE ARCHITECTS 4501 Dady Drive • Chantilly, Virginia 20151 (703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766 </div>	
DATE	JUNE 2003
SCALE	HORZ: 1" = 60' VERT: N/A
SEAL	
<p align="center">ALTERNATE LAYOUTS</p> <hr/> <div style="display:flex; justify-content:space-between;"> EAST MARKET AT FAIR LAKES SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA </div> <hr/> <div style="display:flex;"> <div style="flex:1; padding-right:10px;">PROJECT</div> <div>JOB</div> </div> <div style="margin-top:-20px; margin-left:100px;">0734-0111</div> <div style="display:flex; margin-top:10px;"> <div style="flex:1; padding-right:10px;">CADD</div> <div>0110CDPA.DWG</div> </div> <div style="display:flex; margin-top:10px;"> <div style="flex:1; padding-right:10px;">SHEET</div> <div>15 OF 18</div> </div>	



NOTES:
 1. THESE ARCHITECTURAL ELEVATIONS DESIGNED BY LESSARD ARCHITECTS
 DEPICTS THE GENERAL CHARACTER OF THE UNITS IN THE WESTERN PORTION
 OF LANDBAY R-2.
 2. THE HIGH PROFILE ELEVATION DESIGN WILL BE USED ON THE ELEVATIONS
 ALONG LIBERTY BRIDGE ROAD.



REVISIONS
8/25/03 REVISION
10/10/03 REVISION
11/10/03 REVISION
12/1/03 REVISION
12/9/03 REVISION
12/15/03 REVISION
12/31/03 REVISION

SURVEY	WHGA
DESIGN	ARCHITECT
DRAWN	ARCHITECT
CHECKED	R. WALKER

GAE
 ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
 4501 Doby Drive • Chantilly, Virginia 20151
 (703) 263-1900 • METRO (703) 803-9608 • FAX (703) 263-0766

DATE: JUNE 2003
 SCALE: HORIZ: N/A
 VERT: N/A
 SEAL:

ARCHITECTURAL ELEVATIONS
EAST MARKET AT FAIR LAKES
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 PROJECT: 0734-0111
 CADD: 0110ARCHEL.DWG
 SHEET: 16 OF 18

PCN-86-W-011-10
 EOA-86-W-011-5-2-2
 Application No. Staff: *Magliaro*
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (F&P)
 SEE PROFFERS DATED 1-23-04 / 1-22-07
 Date of (2003) (PC) approval 1-26-07
 Sheet 16 of 18

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R-1 RESIDENTIAL - MULTI-FAMILY FLATS

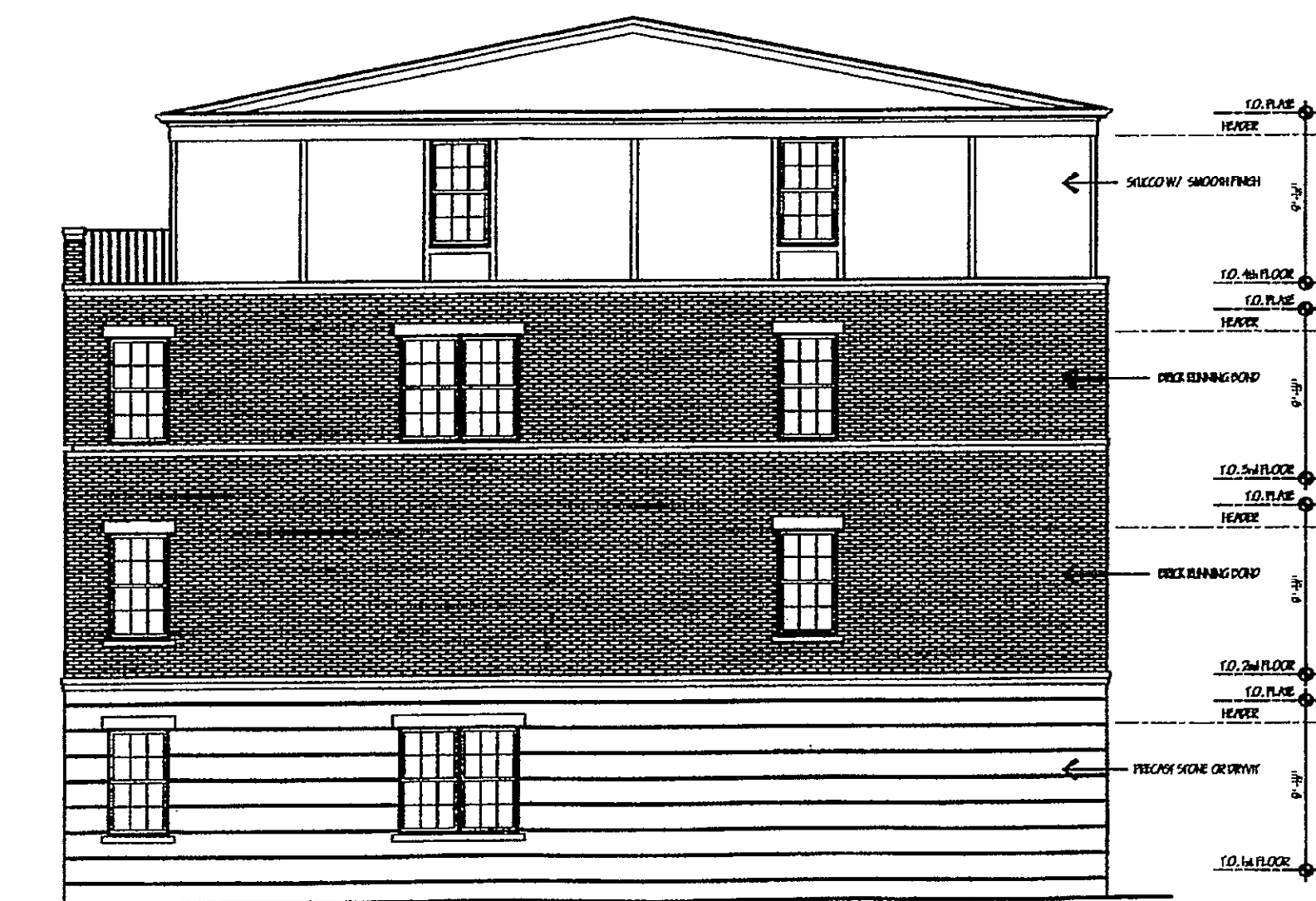


R-2

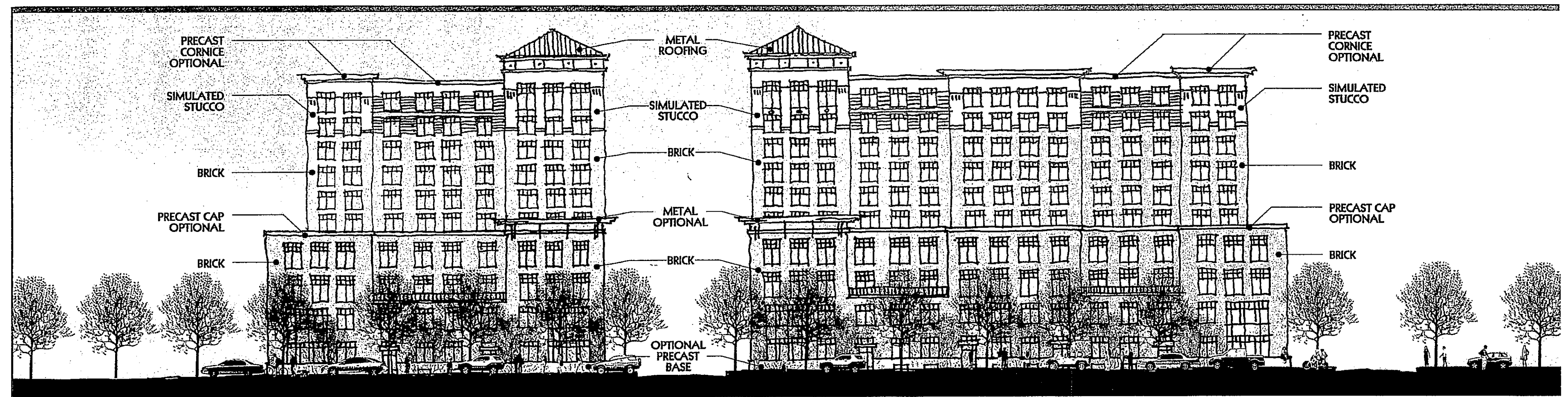


R-2

PCA PG. W-001-10
Application No. CPA-06-W-001-5-2-2 Staff May/06
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDD) (FSD)
SEE PROFFERS DATED 1-23-04 / 1-22-07
Date of 2008 (PC) approval 1-26-04
Sheet 17 of 18



R-2



R-1 OPTIONAL RESIDENTIAL - MULTI-FAMILY FLATS

THE ARCHITECTURAL ELEVATIONS LABELED R-2 DESIGNED BY MARSHAL SABATINI
DEPICTS THE GENERAL CHARACTER, DESIGN AND MATERIALS OF THE UNITS IN
EASTERN PORTION OF LANDBAY R-2 AND THE ELEVATION LABELED R-1 DEPICTS
THE GENERAL CHARACTER, DESIGN AND MATERIALS OF THE R-1 BUILDING.

REVISIONS
8/25/03 REVISION
10/10/03 REVISION
11/10/03 REVISION
12/1/03 REVISION
12/9/03 REVISION
12/15/03 REVISION
12/31/03 REVISION

SURVEY
WHCA
DESIGN
ARCHITECT
DRAWN
ARCHITECT
CHECKED
R. WALKER

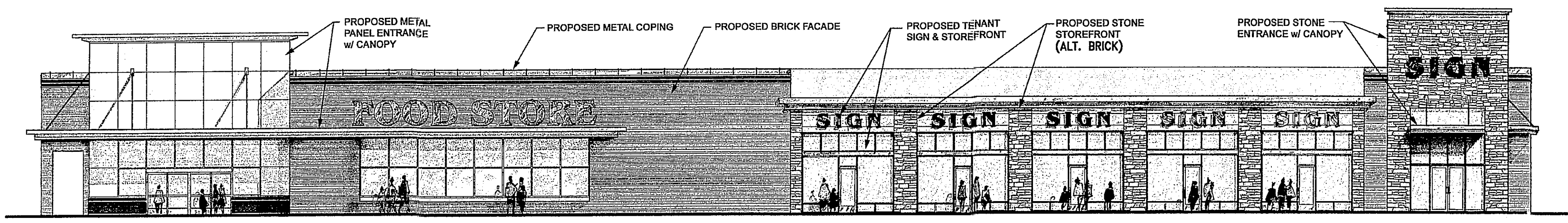
ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Dally Drive - Chantilly, Virginia 20151
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE
JUNE 2003
SCALE
HORIZ: N/A
VERT: N/A
SEAL

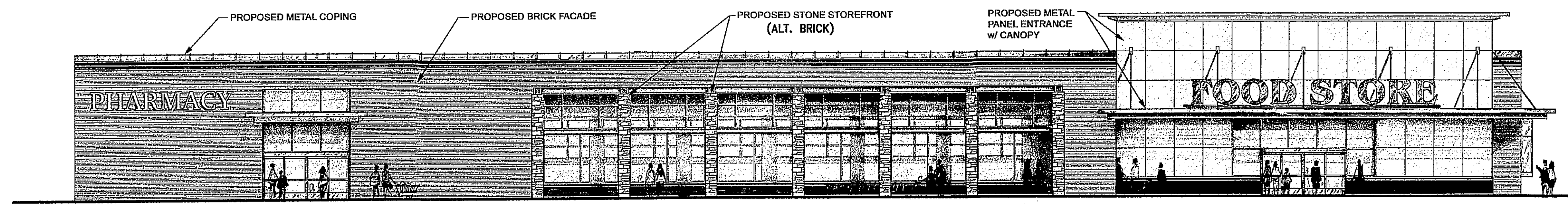
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37608
12/30/03
PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS
**EAST MARKET
AT FAIR LAKES**
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB
0734-0111
CADD
0110ARCH.DWG
SHEET
17 OF 18

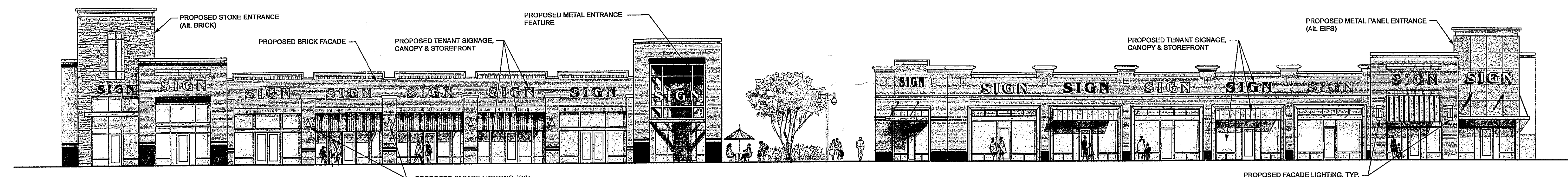


③ Food Store Elevation

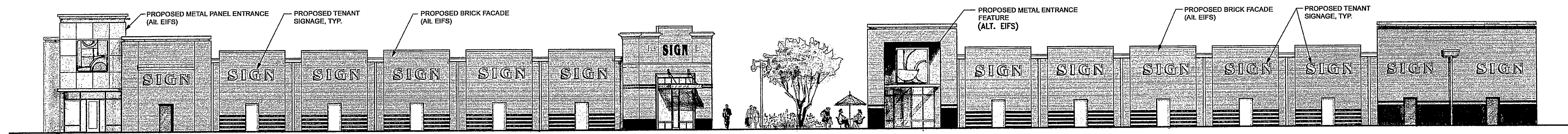


④ Food Store Elevation

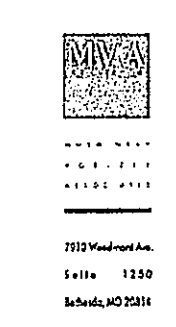
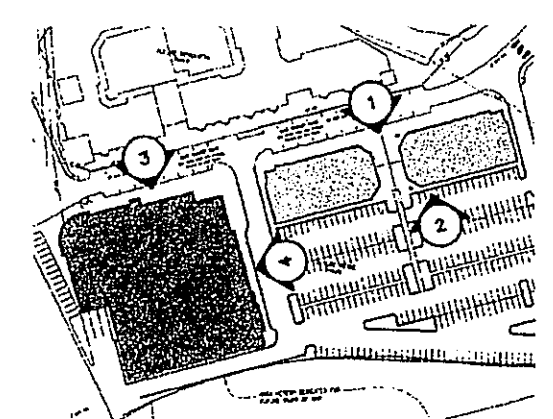
THESE ARCHITECTURAL ELEVATIONS DESIGNED BY MV+A DEPICTS THE GENERAL CHARACTER OF THE DESIGN OF BUILDINGS S-1 THRU S-3. THE DESIGN MAYBE ALTERED DUE TO MARKET OR ARCHITECTURAL REQUIREMENTS.



① Retail Elevation



② Retail Elevation



East Market At Fair Lakes

East Market Road Fairfax, Virginia



Application No. RA 86-w-01-5-2-2
 Approved Development Plan
 (DP) (GDP) (CDB) (FDD)
 SEE PROFFERS DATED 1-23-04
 Date of (RCS) (PC) approval 1-23-04
 Sheet 18 of 18

REVISIONS 8/25/03 REVISION 10/10/03 REVISION 11/10/03 REVISION 12/9/03 REVISION 12/15/03 REVISION 12/31/03 REVISION	
SURVEY WHCA	DESIGN ARCHITECT
DRAWN ARCHITECT	CHECKED R. WALKER
ENGINEERS SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS William H. Gordon Associates, Inc. 4501 Dolly Drive · Chantilly, Virginia 20151 (703) 263-1900 · METRO (703) 803-8508 · FAX (703) 263-0766	
DATE JUNE 2003	SCALE HORIZ: N/A VERT: N/A
SEAL COMMONWEALTH OF VIRGINIA ROBERT W. WALKER NO. 37809 12-1-03 PROFESSIONAL ENGINEER	
ARCHITECTURAL ELEVATIONS EAST MARKET AT FAIR LAKES SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA	
JOB 0734-0111	CADD 0110ARCH.DWG
SHEET 18 OF 18	